

Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Refusal of Permission for Development

Mr S Matlock
66A High Street
Potters Bar
EN6 5AB

Application No: 6/2018/0291/HOUSE

Date of Refusal: 23 April 2018

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit: -

Development: Erection of a double storey side and single storey rear extension, front porch with access, driveway and frontage alterations

At Location: 44 The Ridgeway Cuffley Potters Bar EN6 4BA

Application Date: 26 February 2018

In accordance with the accompanying plans and particulars, for the reasons specified below: -

1. The proposed extension together with existing extensions, would result in disproportionate additions over and above the size of the original building, as such the proposal represents inappropriate development within the Green Belt. Furthermore, the proposed extension would harm the openness of the Green Belt due to its impact in terms of prominence, size, bulk and design on the character and appearance of the area. Very special circumstances do not exist to outweigh the harm to the Green Belt. Accordingly the proposal is contrary to the aims of the National Planning Policy Framework 2012, Policy GBSP1, GBPP2 and RA3 of the adopted Welwyn Hatfield District Plan 2005 and Policies SP 3, SP 25 and SADM 34 of the Draft Local Plan Proposed Submission 2016.
2. The proposed extensions would be of a poor quality of design and they would insufficiently reflect the design and character of the host dwelling. In addition, the extensions would not be subordinate or subservient to the existing building and would be excessive in size. Accordingly, the proposal is contrary to the National Planning Policy Framework 2012, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
TDC027/P L/01	A	Location Plan	26 February 2018

TDC027/P L/101	Existing Lower Ground Floor Plan	30 January 2018
TDC027/P L/102	Existing Ground Floor Plan	30 January 2018
TDC027/P L/103	Existing First Floor Plan	30 January 2018
TDC027/P L/104	Existing Second Floor Plan	30 January 2018
TDC027/P L/105	Existing Front and Side Elevations	30 January 2018
TDC027/P L/106	Existing Side and Rear Elevations	30 January 2018
TDC027/P L/201	Proposed Lower Ground Floor Plan	30 January 2018
TDC027/P L/202	Proposed Ground Floor Plan	30 January 2018
TDC027/P L/203	Proposed First Floor Plan	30 January 2018
TDC027/P L/204	Proposed Second Floor Plan	30 January 2018
TDC027/P L/205	Proposed Front and Side Elevations	30 January 2018
TDC027/P L/206	Proposed Side and Rear Elevations	30 January 2018
TDC027/P A L/301	Block Plans and Topographical Survey	26 February 2018
TDC027/P L/302	Proposed Access Plan	30 January 2018
TDC027/P L/303	Proposed Section A-A	30 January 2018

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse permission for
 - a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.