

**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 P Pearlman  
79 Calder Avenue  
Brookmans Park  
Hatfield  
AL9 7AJ

**Application No:** 6/2018/0687/HOUSE

**Date of Refusal:** 9 May 2018

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

**Development:** Reconfiguration of first floor with revised roof shape and fenestration

**At Location:** 5 Bell Lane Brookmans Park Hatfield AL9 7AY

**Applicant:** Mr J Standing

**Application Date:** 14 March 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 SP3, SP25 and SADM34 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.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
Location Plan		Site Location Plan	12 March 2018
167801	B	Proposed Ground Floor Plan	12 March 2018
167802	B	Proposed First Floor & Roof Plan	12 March 2018
167804	B	Proposed Elevations And Sections	12 March 2018
1678003		Existing Elevations And Sections	12 March 2018
1678002		Existing First Floor & Roof Plan	12 March 2018
1678001		Existing Ground Floor & Block Plan	12 March 2018
1678006		Plans & Section As Built In Late 18th Century	12 March 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.