

Mr & Mrs S & R Georgiou
Just House
Coopers Lane
Northaw
Potters Bar
EN6 4NJ

Application No: 6/2018/1451/HOUSE

Date of Refusal: 14 August 2018

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

Development: Erection of first floor extension
At Location: Just House Coopers Lane Northaw Potters Bar EN6 4NJ
Applicant: Mr & Mrs S & R Georgiou
Application Date: 19 June 2018

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

1. The proposed first floor side extension, by virtue of siting, size, design and prominence, would form an incongruous addition which would fail to respect and relate to the design and appearance of the application property and would detract from the character and appearance of the surrounding area. Accordingly the proposal is of poor quality design which is contrary to Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Council's Emerging Local Plan 2016, the requirements of the Supplementary Design Guidance (Statement of Council Policy 2005) and the National Planning Policy Framework 2018.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
AR/A3/003		Existing Site Plan	19 June 2018
AR/A3/004		Existing Floor Plans	30 May 2018
AR/A3/005		Existing Eastern And Southern Elevations	30 May 2018
AR/A3/006		Existing Northern And Western Elevations	30 May 2018
AR/A3/007		Approved Plans Planning 6 2018 0493 House	30 May 2018
AR/A3/008		Approved E And S Elevs Planning 6 2018 0493	30 May 2018

AR/A3/009	House Approved N And W Elevs Planning 6 2018 0493	19 June 2018
AR/A3/010	House Approved Site Plan Planning 6 2018 0493	19 June 2018
AR/A3/011	House Proposed Floor Plans	30 May 2018
AR/A3/012	Proposed E And S Elevations	30 May 2018
AR/A3/013	Proposed Northern And Western Elevations	19 June 2018
AR/A3/014	Proposed Site Plan	19 June 2018
AR/A3/001	Area Plan	30 May 2018
AR/A3/002	Location Plan	30 May 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.