

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 M David
Unit 6-7
East Lodge Village
East Lodge Lane
Enfield
EN2 8S

Application No: 6/2018/1603/HOUSE

Date of Refusal: 3 September 2018

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

Development: Erection of a front garage extension with pitched roof
At Location: 78 Bell Lane Brookmans Park Hatfield AL9 7AY
Applicant: Mr J Demetriou
Application Date: 9 July 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 increased bulk and massing of the proposed development would result in a loss of openness and visual permeability of the Green Belt. 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 2018, Policies GBSP1, GBSP2 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. By reason of its size, bulk and design, the extension would fail to appear subordinate or subservient in scale, resulting in an excessive and contrived addition which would fail to adequately respect, or relate, to the existing dwelling. Furthermore, the proposed extension would create a dominant feature to the front of the property which would harm the character and appearance of the host dwelling and the surrounding area. The proposal is therefore of poor quality design which fails to comply with the National Planning Policy Framework 2018, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005.
3. The proposed development, due to its scale, bulk and siting would unacceptably harm the amenity and living conditions of the occupiers of No. 80, through loss of light to habitable rooms and an overbearing presence of built form close to its boundary. Accordingly the proposal is of a poor quality design

contrary to Policy D1 of the Welwyn Hatfield District Plan 2005 and would fail to accord with the Council's Supplementary Design Guidance and with the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

4.

Plan Number	Revision Number	Details	Received Date
76/2018-1		Site Location Plan	5 July 2018
76/2018-3		Proposed & Existing & Elevations & Layouts	9 July 2018
76/2018-2		Block plan	5 July 2018

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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.