

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

**Application No:** 6/2018/1737/HOUSE

**Date of Refusal:** 6 September 2018

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

**Development:** Installation of front garden dwarf wall with steel railings and electric gates including relocation of the existing entrance and existing drop kerbs  
**At Location:** Just House Coopers Lane Northaw Potters Bar EN6 4NJ  
**Applicant:** Mr & Mrs S & R Georgiou  
**Application Date:** 12 July 2018

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

1. The proposed boundary treatment and gates would represent inappropriate development in the Green Belt and would result in a significant loss of Green Belt openness. No very special circumstances exist to clearly outweigh this harm. Also, the proposal, by reason of its siting, height and span, would fail to respect or relate to the existing character and visual amenity of the immediate locality. This fencing therefore fails as a minimum to maintain the character of the existing area. Consequently, the proposed development fails to accord with Policies GBSP1, D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005, Policy SADM34 of the Draft Local Plan Proposed Submission 2016 and the National Planning Policy Framework 2018.
2. The proposed gates and accesses, by reason of their siting and location, would adversely affect the safety of traffic in the adjoining public highway. Furthermore, the proposal would result in substandard pedestrian visibility splays and would not meet the minimum standard of 2.4m x 66m. The proposal is therefore contrary to the National Planning Policy Framework 2018 and Policies D1 and D5 of the Welwyn Hatfield District Plan 2005 and Policy SADM2 of the Draft Local Plan Proposed Submission 2016.

**REFUSED DRAWING NUMBERS**

3.

Plan Number	Revision Number	Details	Received Date

AR/A3/003	Approved Existing Site Plan	2 July 2018
AR/A3/004	Approved Existing Street Elevation From Well Road	2 July 2018
AR/A3/005 A	Proposed Site Plan	12 July 2018
AR/A3/006	Proposed Street Elevation From Well Road	2 July 2018
AR/A3/007	Proposed Gates And Railings Design Details	2 July 2018
AR/A3/001	Location Plan	2 July 2018
AR/A3/002	Environmental Insight Location Plan	2 July 2018



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.