

Mr M Bryant
Bryant + Moore Architects Ltd
19-25 Salisbury Square
Old Hatfield
AL9 5BT

Application No: 6/2018/1960/HOUSE

Date of Refusal: 11 October 2018

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

Development: Erection of first floor extension , Internal alterations with window upgrades and construction of a new carport
At Location: 11 Carbone Hill Northaw Potters Bar EN6 4PJ
Applicant: Mrs J Roberts
Application Date: 16 August 2018

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

1. The proposal would represent inappropriate development within the Green Belt. In addition to this harm, there would also be harm to the openness of the Green Belt. Consequently the proposed development would conflict with Policy GBSP1 and RA3 of the Welwyn Hatfield District Plan 2005, Policy SADM34 of the Emerging Local Plan and relevant provisions of the National Planning Policy Framework 2018.
2. The proposed car port, due to its scale, bulk and siting would result in a prominent and incongruous addition within the street which would fail to respect and relate to the character and context of the surrounding area. Accordingly the proposal is of a poor quality design contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the requirements of the Supplementary Design Guidance (Statement of Council Policy 2005) and the National Planning Policy Framework 2018.

REFUSED DRAWING NUMBERS

Plan Number	Revision Number	Details	Received Date
18_327_P L02		Existing Floor Plans	25 July 2018
18_327_P L03		Proposed Floor Plans	25 July 2018
18_327_P		Existing South West	25 July 2018

L05	Elevations	
18_327_P	Existing North West	25 July 2018
L04	Elevations	
18_327_P	Proposed South West	25 July 2018
L07	Elevations	
18_327_P	Proposed north West	25 July 2018
L06	Elevations	
18_327_P	Proposed Site Plan	25 July 2018
L08		
18_327_P	Existing Site And Location	25 July 2018
L01	Plan	

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.