



Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (General Permitted
Development) (England) Order 2015
Prior Approval Refused

Mr J Nyoni
27 West End Road
Middlessex
4BI 1JQ

Application No: 6/2018/2827/PN8

Date of Decision: 19 December 2018

**DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO
PRIOR APPROVAL UNDER SCHEDULE 2, PART 1, CLASS A OF THE TOWN
AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

**WELWYN HATFIELD BOROUGH COUNCIL (Local Planning Authority) in
pursuance of its powers under the above-mentioned act and orders, hereby
determine that the development fails to comply with the limitations contained
within class A. The application is hereby REFUSED for the following
reason(s): -**

Development: Prior approval for the erection of a single storey rear extension
measuring 6m in depth, 3m in height and, 2.8m to the eaves

At location: 40 Astwick Avenue Hatfield AL10 9LA

Applicant: Mr J M

Application Date: 9 November 2018

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

1. The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) would exceeds the limits set out in paragraph A.1 (e) to (j) and therefore fails to comply with paragraph A.1 (ja) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015. The application for prior approval is refused.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
15164-	0	Existing Elevations	2 November 2018

PLN-02 15164- PLN-07 MCD2018- JN/01	0	Existing Perspective	2 November 2018
15165- PLN-00	0	Site Location and Block Plan	9 November 2018
15165- PLN-03	0	Proposed Floor Plans	2 November 2018
15164- PLN-00	0	Proposed Section	2 November 2018
15164- PLN-03	0	Existing Floor Plans	2 November 2018
15164- PLN-03	0	Existing Sections	2 November 2018
15165- PRE-02	0	Proposed Elevations	2 November 2018
15165- PLN-07	0	Proposed Perspective	2 November 2018

Informative



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.
- 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 of the date of this notice, whichever period expires earlier. •
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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.