

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

Mr H Patel
31 Friern Barnet Road
Friern Barnet
London
N11 1NE

Application No: 6/2019/0102/PN8

Application Date: 18 January 2019

Date of Decision: 1 March 2019

**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**

**In pursuance of its powers under the above-mentioned Act and Orders,
Welwyn Hatfield Borough Council (Local Planning Authority) hereby determine
that PRIOR APPROVAL IS REQUIRED AND REFUSED for the impacts of the
development which fail to meet the requirements of the Town and Country
Planning (General Permitted Development) (England) Order 2015.**

Development: Prior approval for the erection of a single storey rear extension
measuring 6m in depth, 3.1m in height and 3m to the eaves

At location: 3 Holme Close Hatfield AL10 9LQ

Applicant: Mr K Agarwala

The application is hereby REFUSED for the following reason(s)::

1. The proposed extension, by reason of its depth, height and siting, would appear unduly dominant and overbearing when viewed from No.2 and No.4 Holme Close and would result in a detrimental loss of daylight/sunlight to these properties. Consequently, the development would harm the living conditions of neighbouring occupiers to the detriment of their residential amenity.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
18168_07		Proposed Rear Elevation	18 January 2019

18168_02	Block Plan	21 January 2019
18168_03	Existing Ground Floor Plan	18 January 2019
18168_01	Location Plan	21 January 2019
18168_04	Existing Front and Rear Elevation	18 January 2019
18168_08	Proposed Right and Left Elevation	21 January 2019
18168_06	Proposed Ground Floor Plan	18 January 2019
18168_05	Existing Left and Right Elevation	18 January 2019



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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.