

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

Application No: 6/2019/0605/HOUSE

Date of Refusal: 25 June 2019

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

Development: Alteration to roof design
At Location: Just House Coopers Lane Northaw Potters Bar EN6 4NJ
Applicant: Mr & Mrs S and R Georgiou
Application Date: 14 March 2019

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 building 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 and any other harm. Accordingly, the proposal is contrary to Policies GBSP1 and RA3 of the adopted Welwyn Hatfield District Plan 2005; Policies SP3, SP25 and SADM34 of the Draft Local Plan Proposed Submission 2016; and the National Planning Policy Framework 2019.
2. By virtue of its height, width, bulk and mass the proposed roof addition would fail to appear subservient to, or respect the scale of, the roof of the application dwelling. Furthermore, the proposed roof addition would appear contrived and fussy, resulting in poor quality design that would detract from appearance of the application dwelling. Accordingly, the proposal is contrary to the Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; the Supplementary Design Guidance 2005, Policy SP9 of the Draft Local Plan Proposed Submission 2016; and the National Planning Policy Framework 2019.
3. Insufficient drawings have been submitted with the application to adequately assess the design and intersection of the proposed roof addition and alterations against Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 of the Welwyn Hatfield

REFUSED DRAWING NUMBERS

4.

Plan Number	Revision Number	Details	Received Date
AR/A3/001		Environmental Map	14 March 2019
AR/A3/003		Approved Site Plan	14 March 2019
AR/A3/004		Existing Floor Plans	14 March 2019
AR/A3/005		Existing Second Floor Plan	14 March 2019
AR/A3/006 A		Existing And Proposed Roof Plan	22 May 2019
AR/A3/007 A		Existing Eastern And Southern Elevations	22 May 2019
AR/A3/008 A		Existing Northern And Western Elevations	22 May 2019
AR/A3/009		Existing Section B-B	14 March 2019
AR/A3/010		Proposed Floor Plans	14 March 2019
AR/A3/011		Proposed Second Floor Plan	14 March 2019
AR/A3/012		Proposed Section A-A	14 March 2019
AR/A3/013 B		Proposed Streetscene Elevation	24 May 2019
AR/A3/014 A		Proposed Northern And Western Elevations	22 May 2019
AR/A3/002		Location Plan	14 March 2019
AR/A3/015		Isometric View	22 May 2019

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

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.