

Mr P Symonds
2 The Coach House
Corneybury Farm
Ermine Street
Buntingford
SG9 9RS

Application No: 6/2019/0629/HOUSE

Date of Refusal: 10 May 2019

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

Development: Erection of boundary fence, hedge, brick piers and gates following the removal of existing fence and entrance gates

At Location: The Warren 8 Carbone Hill Northaw Potters Bar EN6 4PL

Applicant: Mrs & Mr I Cooper

Application Date: 15 March 2019

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

1. The proposal represents inappropriate development in the Green Belt and causes a loss of Green Belt openness. In addition to this harm, there is also conflict with a purpose of including land in the Green Belt in that the development would fail to assist in safeguarding the countryside from encroachment. Consequently, the development fails to accord with Policy GBSP1 of the Welwyn Hatfield District Plan 2005; Policy SADM34 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
SP3B		Block Plan as Proposed	15 March 2019
SP4C		Existing And Proposed Elevations	15 March 2019
LAP1A		Location Plan	15 March 2019
SP2A		Block Plans as Existing	15 March 2019

1. The structure, by virtue of its height, width and appearance, represents a visually intrusive feature, severely detracting from the semi-rural sylvan character and appearance of the area. The development fails to accord with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

2. 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).

A handwritten signature in black ink, appearing to read 'C Haigh', written in a cursive style.

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.