

Mr & Mrs Andre & Sylva Nassif
89 Lemsford Road
HATFIELD
AL10 0DZ

Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Refusal of Permission for Development

Application
6/2020/0195/HOUSE

Date of Refusal: 17 April 2020

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

Development: Erection of single storey side and rear extension
At Location: 89 Lemsford Road, Hatfield, AL10 0DZ
Applicant: Mr & Mrs Andre & Sylva Nassif
Application Date: 24 February 2020

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

1. The proposed development, by virtue of its depth, width and extensive flat roof, would fail to complement and reflect the design and character of the dwelling. The proposal would therefore represent a poor standard of design in conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.
2. The proposed rear extension, by virtue of its depth, height and location, would be unduly dominant from the nearest ground floor habitable window of number 87 Lemsford Road and number 91 Lemsford Road. For the same reasons, the proposed rear extension would also result in adverse loss of sunlight to the nearest ground floor habitable window of 91 Lemsford Road and private rear garden area immediately beyond the rear wall of this neighbouring property. Harm to the living conditions of the occupiers of these neighbouring properties would result, in conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
102		Proposed Ground Floor Plan	24 February 2020

104	Existing & Proposed Side & Rear Elevations	24 February 2020
101	Existing Ground Floor Plan	24 February 2020
103	Proposed Block Plan	13 February 2020
TQRQM193 651849377 65	Location Plan	27 January 2020

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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.