

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

Mr A Charalambous
9 Louisa Street
London
E1 4NF

Application No: 6/2020/1344/FULL

Date of Refusal: 25 September 2020

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

Development: Change of use of amenity land to residential driveway with new dropped kerb to highway

At Location: Bell Bar Pet Farm, Bell Lane, Brookmans Park, Hatfield, AL9 7AY

Applicant: Mr & Mrs Ioannou

Application Date: 12 June 2020

1. The proposed crossover and dropped kerb are located outside the application site (edged in red). Consequently, this aspect of the proposal cannot be considered under this application.
2. The change of use of the undeveloped land to a residential driveway and the associated laying of a driveway across its whole area would result in a material loss of Green Belt openness. This aspect of the proposal would therefore represent inappropriate development in the Green Belt in conflict with Policy GBSP1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.
3. The laying of a driveway across the area of undeveloped land would be in stark contrast to the character and appearance of the site and its area. Furthermore, no information has been submitted in terms of the impact of the proposed driveway on existing trees. Therefore, it cannot be reasonably concluded that the area's landscape character would be maintained as a result. Consequently, the proposal would conflict with Policies D1, D2, D8, R17 and RA10 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

4.

| Plan Number | Revision Number | Details | Received Date |
|--------------------|------------------------|----------------|----------------------|
| PET/19/P/0 | | Location Plan | 12 June 2020 |
| 1 | | | |

PET/19/P/0
2

Existing and Proposed Site
Plan

12 June 2020

PET/19/P/0
3

Proposed Site Plan

12 June 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;
 - For all other appeals, 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.
- 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.