



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

Brooks Murray Architects Brooks A
Morris Place
Finsbury Park
N4 3JG

Application No: 6/2020/1463/FULL

Date of Refusal: 10 September 2020

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

Development: Erection of a one storey roof extension to create no 6 flats including 3 x 1 bed and 3 x 2 bed flats, associated parking and cycle and refuse provision.

At Location: 1 Maynard Place Cuffley Potters Bar EN6 4JA

Applicant:

Application Date: 23 June 2020

1. The proposed development provides no car parking and together with the existing development, there would be a lack of 16 car parking spaces, which would result in residents dispersing onto nearby highways creating an adverse highway impact. This is a poor standard of design contrary to Policies D1 and M14, the Supplementary Planning Document on Parking, Interim Policy for Car Parking Standards and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
1254.01.00		Proposed Location Plan	23 June 2020
1			
1254.01.00		Proposed Block Plan	23 June 2020
2			
1254.01.01		Existing Ground And First Floor Plan	23 June 2020
0			
1254.01.01		Existing Second Floor And Roof Plan	23 June 2020
1			
254.01.020		Existing East And West Elevation	23 June 2020
1254.01.02		Existing North And South	23 June 2020

1	Elevation	
254.01.101	Proposed First And Second Floor Plan	23 June 2020
254.01.102	Proposed Third Floor Plan	23 June 2020
1254.01.103	Proposed Roof Plan	23 June 2020
1254.01.200	Proposed East And West Elevation	23 June 2020
1254.01.201	Proposed North And South Elevation	23 June 2020
1254.01.202	Proposed Long South Elevation	23 June 2020
1254.01.300	Existing And Proposed Section A A	23 June 2020
2000460-001	Car Park Swept Analysis	6 August 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.