

Mr Koursaris  
6 The Green  
Fringford  
OX27 8DS

**Application No:** 6/2020/1740/PN8

**Date of Refusal:** 24 August 2020

**Development:** Erection of single storey rear extension to the rear of the original rear of the building

**At Location:** 86 Bell Lane Hatfield AL9 7AY

**Applicant:** Mr Burton

**Application Date:** 13 July 2020

1. The deepest part of the proposed extension would be 8.5m and the extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would exceed half the width of the dwellinghouse. Consequently, the proposal would fail to comply with paragraphs (g)(i) and (j)(iii) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
2. The applicant has not confirmed that the external walls of the extension would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Consequently, the development would not accord with condition A.3(a) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

#### REFUSED DRAWING NUMBERS

3.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
SH1		Location Plan and Existing Block Plan	15 July 2020
SH2		Existing Ground Floor Plan	15 July 2020
SH3		Existing First Floor Plan	15 July 2020
SH4		Existing Second Floor Plan	15 July 2020
SH5		Existing Roof Plan	15 July 2020

SH6	Existing Front Elevation	15 July 2020
SH7	Existing Side Elevation	15 July 2020
SH8	Existing Rear Elevation	15 July 2020
SH9	Existing Side Elevation	15 July 2020
SH10	Proposed Location & Block Plan	15 July 2020
SH11	Proposed Ground Floor Plan	15 July 2020
SH12	Proposed First Floor Plan	15 July 2020
SH13	Proposed Second Floor Plan	15 July 2020
SH14	Proposed Roof Plan	15 July 2020
SH15	Proposed Side Elevation	15 July 2020
SH16	Proposed Rear Elevation	15 July 2020
SH17	Proposed Side Elevation	15 July 2020



Colin Haigh  
**Head of Planning**

## **Town and Country Planning Act 1990**