



Notice of Decision
Town and Country Planning (General Permitted
Development) (England) Order 2015 (as amended)
- Schedule 2, Part 1, Class AA
Prior Approval Required and Refused

Mr Tom Hopkin
66a High Street
Potters Bar
EN6 5AB

Application No: 6/2020/2587/PN27

Application Date: 6 October 2020

Date of Decision: 1 December 2020

**DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO
PRIOR APPROVAL UNDER SCHEDULE 2, PART 1, CLASS AA OF THE TOWN
AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

In pursuance of its powers under the above-mentioned Act and Orders, Welwyn Hatfield Borough Council (Local Planning Authority) hereby determine that PRIOR APPROVAL IS REQUIRED AND REFUSED for the impacts of the development which fail to meet the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Development: Prior approval for the construction of an additional storey to facilitate the enlargement of the dwellinghouse to a maximum of approximately 8.986m in height.

At location: Manor Cottage Vineyards Road Northaw Potters Bar EN6 4PQ

Applicant: Mr Avanzi

The application is hereby REFUSED for the following reason(s)::

1. The additional storey is constructed above a part of the property which is not the principal part of the dwellinghouse. The proposed development therefore conflicts with Paragraph AA.1 (i) of Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
2. The proposed two storey front projection, by virtue of its flat roof design, would fail to complement and reflect the design and character of the principal part of the host dwelling and would appear as a discordant addition which would contrast with the pitched roof design of the principal dwelling to its detriment. Furthermore, the proliferation of windows and rooflights at the property would

be excessive and result in a cluttered and fussy appearance. Consequently, the proposed dwelling would represent a poor standard of design which would be detrimental to the character and appearance of the application site.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
TDC065/PL /LOC		Site location plan	16 September 2020
TDC065/EX /101	A	Existing site and floor plans	22 September 2020
TDC065/PL /101	A	Proposed site, roof and floor plans	22 September 2020
TDC065/EX /102	A	Existing elevations	22 September 2020
TDC065/PL /102	B	Proposed Elevations	5 October 2020



Colin Haigh
Head of Planning

**Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended) - Schedule 2, Part 1, Class AA**

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.
- 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 of the date of this notice, whichever period expires earlier. •
- In all other cases, 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.