

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 Chris Georgiou
36 Cannon Hill
London
N14 6LG

Application No: 6/2022/1508/HOUSE

Date of Refusal: 19 August 2022

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

Development: Erection of a two storey side extension

At Location: The Lodge 2 Northaw Place Coopers Lane Northaw Potters Bar
Hertfordshire EN6 4NQ

Applicant: Mr & Mrs Argyrou

Application Date: 28 June 2022

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

1. The proposed development, which is located within land designated as Metropolitan Green Belt, would constitute inappropriate development and is therefore by definition harmful development. In addition to this harm, there would also be harm to the openness of the Green Belt. No very special circumstances exist which outweigh the harm to the Green Belt. Consequently the proposed development would conflict with Policies GBSP1 and RA3 of the Welwyn Hatfield District Plan; Policy SADM34 of the Emerging Local Plan; and the National Planning Policy Framework.
2. The proposed development, by virtue of the extensions positioning, size and scale, would result in unduly dominant and overbearing additions to the dwelling that would fail to complement and reflect the design and appearance of the application dwelling. Accordingly, the proposed development represents a poor standard of design which is harmful to the appearance of the application dwelling and the character of the area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan; Policies SP9 and SADM11 of the Emerging Local Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.

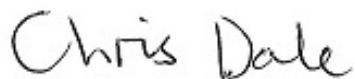
REFUSED DRAWING NUMBERS

3.	Plan Number	Revision Number	Details	Received Date
	1605/00	#	Site Location	28 June 2022

1605/01	#	Site Plan As Existing And Proposed	28 June 2022
1605/02	#	Floor Plans As Existing	28 June 2022
1605/03	#	Elevations And Sections As Existing	28 June 2022
1605/04	#	Floor Plans As Proposed	28 June 2022
1605/05	#	Elevations And Sections As Proposed	28 June 2022

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).



Christopher Dale
Assistant Director (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.