

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 Ben Kelly
Atlas Planning Group
Bodenham House Barn
Bodenham
Salisbury
SP5 4EN

Application No: 6/2023/2036/HOUSE

Date of Refusal: 26 March 2024

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

Development: Erection of front portico with alterations to fenestration, detached granny annexe, detached garage and hard and soft landscaping works following the demolition of existing front extension and outbuildings

At Location: Wing 2 Warren Wood Kentish Lane Hatfield AL9 6JQ

Applicant: Mr & Mrs Spyrou

Application Date: 4 October 2023

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

1. The proposed development, which is located on land designated as Metropolitan Green Belt, would constitute inappropriate development, which is by definition harmful to the Green Belt and would also cause harm to the openness and purposes of including land in the Green Belt. No very special circumstances appear to exist which outweigh the potential harm of the development to the Green Belt by reason of inappropriateness, and the other harm identified. Accordingly, the proposal would conflict with Policies SADM1 and SADM34 of the Local Plan and the National Planning Policy Framework.
2. By virtue of the use, scale, layout, design and siting of the proposed granny annexe and garage they would have an adverse impact upon the character and appearance of the site and surrounding landscape. The proposal therefore fails to comply with Policies SP1, SP9 and SADM16 of the Welwyn Hatfield Borough Council Local Plan; Supplementary Design Guidance; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
002		Existing And Proposed Site	4 October 2023

	Plans	
003	Existing floor Plans	4 October 2023
004	Proposed Plans	4 October 2023
005	Existing Elevations	4 October 2023
006	Proposed Elevations	4 October 2023
007	Granny Annexe and Garage	4 October 2023
001	Site Location Plan	4 October 2023

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).



Chris Carter
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.