



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/2307/FP

ERECTION OF FRONT EXTENSION TO GARAGE

at: 65 PINE GROVE BROOKMANS PARK HATFIELD

Agent Name And Address

MR S CARRELL
25 BULLS LANE
WELHAM GREEN
HATFIELD
AL9 7NY

Applicant Name And Address

MS L CORNELISSEN & MR T LEE
65 PINE GROVE
BROOKMANS PARK
HATFIELD
AL9 7BL

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 16/10/2009 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The proposed front extension fails to complement the design and character of the application dwelling and other dwellings within the immediate streetscene. The proposed extension, by virtue of its depth, would result in a projection that is out of scale with the existing dwelling. The proposed extension would represent an incongruous addition and dominant feature that would cause harm to the established character and appearance of the application dwelling and to the visual amenity of the street scene. The proposal fails to comply with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, 2005 (Statement of Council Policy).

REFUSED PLAN NUMBER(S): 0801/08A received and dated 16 October 2009

Date: **11/12/2009**

A handwritten signature in black ink, appearing to read 'Tracy Harvey'.

Tracy Harvey
Head of Development Control