

Mr G Elvidge
Whitehouse Farm
Whitehouse Lane
Swindon
DY3 4PE

Application No: 6/2018/3005/HOUSE

Date of Refusal: 18 January 2019

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

Development: Erection of an oak framed open sided carport replacing existing structure

At Location: East Lodge Judges Hill Northaw Potters Bar EN6 4NL

Applicant: Dr Masani

Application Date: 23 November 2018

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

1. The proposal represents an inappropriate form of development within the Green Belt. Furthermore, as a result of increased height, bulk and massing, the proposed development would result in a loss of openness and visual permeability of the Green Belt. Very special circumstances do not exist. Accordingly, the proposal is contrary to Policies GBSP1 and RA3 of the adopted Welwyn Hatfield District Plan 2005; Policies SP3, SP25 and SADM34 of the Emerging Local Plan 2016; and the National Planning Policy Framework 2018.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
35954-1		Proposed Elevations	23 November 2018
35954 EX		Existing Elevations	23 November 2018
35954 BP		Block Plan	23 November 2018
35954 LP		Location Plan	23 November 2018

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).

A handwritten signature in black ink, appearing to read 'C. Haigh', written in a cursive style.

Colin Haigh
Head of 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.