



Town and Country Planning Act 1990  
**PLANNING DECISION NOTICE – REFUSAL**

**N6/2014/1844/FP**

**Erection of ground floor rear extension and widening of existing crossover at:  
22 Brockwood Lane Welwyn Garden City**

**Agent Name And Address**

Mr M Hill  
The Louis De Soissons Partnership  
Shoot Lodge  
Lawrence End Road  
Wandon Green  
LU2 8PH

**Applicant Name And Address**

Mr F Deverlein  
22 Brockwood Lane  
Welwyn Garden City  
AL8 7BG

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 19/08/2014 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 development, by way of its height, depth and its proximity to the neighbouring property, along the shared side boundary, would result in undue harm to the residential amenity of No.20 Brockwood Lane resulting in an overly dominant and overbearing extension which would also result in a significant loss of sunlight and natural daylight, in particular to a rear facing kitchen window at No.20. The proposal therefore represents a poor standard of design contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, guidance under the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework.

NOTE:- The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 inspected at these offices).

REFUSED PLAN NUMBER(S): 1:1250 Site Location Plan & 2217/EX/1 & 2217/P/2 received and dated 10/09/2014 & 2217/P/1A received and dated 06/10/2014

Date: **14/10/2014**

Colin Haigh  
Head of Planning

**Continuation...**