



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/2677/FP

ERECTION OF DETACHED DWELLING

at: 67 THE RIDGEWAY CUFFLEY POTTERS BAR

Agent Name And Address

MR H BURGESS
OPEN ARCHITECTURE & SURVEYING
LTD
46-50 ROYAL PARADE MEWS
BLACKHEATH VILLAGE
LONDON
SE3 0TN

Applicant Name And Address

MR D DEMOSTHENOUS
67 THE RIDGEWAY
CUFFLEY
POTTERS BAR
EN6 4BD

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 05/01/2010 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 site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposed replacement dwelling would materially exceed the size of the original dwelling being replaced as it would be significantly bulkier due to the increase in floorspace and volume. It would also appear a more conspicuous structure and, as a consequence, it would also be more visually intrusive in the countryside to the detriment of the openness, character, appearance and visual amenity of the Green Belt. As such, the proposed development represents inappropriate development and no very special circumstances are apparent in this case to set aside Green Belt policies of restraint, and so is contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with Policy RA4 of the Welwyn Hatfield District Plan 2005.

2. The proposed rear side retaining and privacy walls to the new rear terrace and steps would appear overbearing and so harmful to the residential amenity of the adjoining neighbours at Nos.65 & 69 The Ridgeway due to their excessive height and close proximity to these adjoining properties rear private amenity space. Furthermore, the height of these walls would also significantly impact on the sunlight and daylight to these adjoining rear gardens. The proposal is therefore contrary to Policy D1 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance and Planning Policy Statement 1 (Sustainable Development).

Continuation...

REFUSED PLAN NUMBERS: 001 P2 & 006 P2 & 007 P3 & 011 P1 received and dated
05 January 2010

Date: **02/03/2010**

A handwritten signature in black ink, appearing to read 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Development Control