



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2010/2885/FP

Demolition of existing garage and erection of two storey side extension to include a garage, erection of two storey rear extension and alterations to roof to form two additional bedrooms

at: 67 The Ridgeway Cuffley POTTERS BAR

Agent Name And Address

Mr C Hill
Open Architecture & Surveying Ltd
46-50 Royal Parade Mews
Blackheath
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 30/11/2010 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 extensions to the application dwelling would result in a disproportionate increase in the size of the original dwelling and so would represent inappropriate development contrary to Policy RA3 of the Welwyn Hatfield District Plan 2005. No very special circumstances have been advanced of sufficient weight to set aside Green Belt policies of restraint.

2. The proposed development would result in the visual amenity of the Green Belt and its perceived openness being harmed as the extended dwelling would appear more prominent than the existing dwelling and would reduce the gap between the application dwelling and the adjacent dwelling No.69 The Ridgeway. As such, the proposals represent inappropriate development contrary to the requirements of Policy RA3 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 2 (Green Belt). No very special circumstances have been advanced of sufficient weight to set aside Green Belt policies of restraint.

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3. The Local Planning Authority considers that the applicant has failed to demonstrate the development complies with the requirements of The Conservation of Habitats and Species Regulations 2010 as no appropriate bat survey has been submitted with the application to confirm whether bats are present in the existing roof of the application property. This is contrary to the requirements of Planning Policy Statement 1 (Delivering Sustainable Development), guidance contained in Planning Policy Statement 9 and Circular 06/05 (Biodiversity and Geological Conservation) and policy SD1 (Sustainable Development) of the Welwyn Hatfield District Plan 2005, The Conservation of Habitats and Species Regulations 2010 and The Wildlife and Countryside Act 1981.

REFUSED PLAN NUMBER(S): 001 Rev P4 & 006 Rev P6 & 007 Rev P7 & 011 Rev P2 received and dated 30 November 2010

Date: **24/01/2011**

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey
Head of Development Control