



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2011/243/FP

Demolition of existing garage and erection of single storey side extension with loft conversion incorporating rear dormer including new front and side garage walls and rooflights

at: 87 The Ridgeway Cuffley POTTERS BAR

Agent Name And Address

Mr J Domenech
Discount Plans Ltd
68 Raglan Avenue
WALTHAM CROSS
EN8 8DD

Applicant Name And Address

Mr M Hide
87 The Ridgeway
Cuffley
POTTERS BAR
EN6 4BG

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 21/02/2011 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, when considered with size of the original dwellinghouse and existing extensions, would result in a disproportionate addition over and above the size of the original dwelling and so would represent inappropriate development. The resulting significant increase in built form and floorspace at first floor level within this rural Green Belt location would therefore have a harmful effect on the openness of the Green Belt. In addition the visual impact of the roof extensions at first floor level would significantly reduce the existing visual gap between the dwellings which would harm the visual amenity of the Green Belt. The proposed extensions are therefore contrary to Policies RA3 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Guidance Note 2 Green Belts. Furthermore, the application has failed to demonstrate that Very Special Circumstances exist to justify inappropriate development and that the resulting harm, by reason of the development's inappropriateness and any other harm, is clearly outweighed by other considerations.

REFUSED DRAWING NOS: DPL.02 & DPL04 & DPL05 & DPLI06 & DPLO07 & DPL08 & DPL09& DPL10 & DPL11& DPL12 received and dated 21 February 2011.

Date: **18/04/2011**

Continuation...

Tracy Harvey
Head of Development Control