



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

**S6/2011/1116/FP**

**Single storey extension, alterations to roof to include; semi hip to gable conversion at front of roof, 2 dormers windows, raising of roof ridge and extend roof at the side**

**at: 42 Theobalds Road Cuffley POTTERS BAR**

**Agent Name And Address**

Mr S Uddin  
Yoop Architects  
37-41 Compass House  
Church Road  
STANMORE  
HA7 4AA

**Applicant Name And Address**

Mr K Munday  
42 Theobalds Road  
Cuffley  
POTTERS BAR  
EN6 4HL

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 17/06/2011 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 proposal would, by reason of its incongruous design, height and scale, significantly harm the appearance of the existing dwelling and the established character of the streetscene of Theobalds Road, due to proposed increase in the height of the roof ridge, along with a side roof extension, both of which would result in an unbalanced appearance at odds with the character of the existing dwelling and neighbouring bungalows. In addition, the addition of a gable to the front elevation further adds to this harm by creating an alien feature. The proposals are therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

REFUSED PLAN NUMBERS: 071/EX/001 & 071/PL/001 & 071/PL/002 & 071/PL/003 & 071/PL/004 & 071/PL/005 & 071/PL/006 received and dated 17 June 2011.

Date: **12/08/2011**

**Continuation...**

Tracy Harvey  
Head of Development Control