



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

**S6/2011/2375/FP**

**Retrospective application for detached outbuilding at rear of garden & patio decking at rear of house**

**at: 83 The Ridgeway Cuffley POTTERS BAR**

**Agent Name And Address**

MR D Muir  
25 Hartland Road  
Cheshnut  
EN8 8QA

**Applicant Name And Address**

Mr J & Mrs M Lawson  
83 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 04/11/2011 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 existing outbuilding in addition to previous extensions results in a disproportionate increase in comparison to the original dwelling. As such, the proposals represent inappropriate development and as no very special circumstances have been advanced of sufficient weight to set aside Green Belt policies of restraint, is contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with Policies RA3 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBER(S):1110-2/1 & 1110-2/2 & 1110-2/3 & 1110-2/4 received and dated 04 November 2011

Date: **21/12/2011**

Tracy Harvey

**Continuation...**

Head of Development Control