



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2014/0008/FP

Proposed erection of rear extension at ground and first floor levels

at: 127 The Ridgeway Cuffley Potters Bar

Agent Name And Address

Mr B Lumley
Ben Lumley Architect
43 Molewood Road
Hertford
SG14 3AQ

Applicant Name And Address

Mr & Mrs Chanmugam
127 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 03/01/2014 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 represents a disproportionate addition to the original dwelling house and is therefore inappropriate development within the Green Belt. In addition, the scale and design of the proposal would have a detrimental impact on the openness, character and visual amenities of the Green Belt and surrounding area. The Local Planning Authority do not consider that very special circumstances exist which outweigh the harm, by reason of inappropriateness and other identified harm in the form of impacts on openness, character of the area and visual amenity. The proposal is therefore contrary to the National Planning Policy Framework, Policies D1, D2 and RA3 of the Welwyn Hatfield District Plan 2005, and the Supplementary Design Guidance, Statement of Council Policy, 2005.

NOTE: The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

REFUSED DRAWING NUMBERS: 1:1250 Site Location Plan & 071-001 & 071-002 & 071-003 & 071-005 & 071-006 & 071-007 Rev A received and dated 03 January 2014.

Continuation...

Date: 27/02/2014

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Tracy Harvey
Head of Planning