



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

PLANNING DECISION NOTICE – REFUSAL

S6/2007/539/FP

LOFT CONVERSION INCORPORATING SIDE DORMER WINDOWS.

at: 27 NORTHAW ROAD EAST, CUFFLEY, POTTERS BAR,

Agent Name And Address

PHILIP NICHOLAS,
BUILDING DESIGN CONSULTANTS,
1 HEReward CLOSE,
WALTHAM ABBEY,
EN9 1QP

Applicant Name And Address

MR ANDREW LEE,
27 NORTHAW ROAD EAST,
CUFFLEY,
POTTERS BAR,
EN6 4LU

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 02/04/2007 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 proposals by reason of their scale, mass and incongruous design would adversely affect the character of the existing dwelling. The two large side dormers and the introduction of a gabled roof would create a roofscape which is not subservient to the original dwelling. 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).
2. The proposed side dormers to the northern and southern elevations facing No.56 and No.60 Northaw Road East would be likely to have a detrimental impact on the current or future occupiers ability to implement a similar development due to privacy issues, and would thereby be contrary to Policy D1 of the Welwyn Hatfield District Plan 2005 and Welwyn Hatfield Supplementary Design Guidance February 2005 (Statement of Council Policy).

REFUSED PLAN NUMBER(S): 06076/3A Received and Date Stamped 02/04/2007

Date: 23/05/2007

Chris Conway
Chief Planning & Environmental Health Officer