



WELWYN HATFIELD COUNCIL

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

PLANNING DECISION NOTICE – REFUSAL

S6/2007/1117/FP

**ERECTION OF TWO SINGLE STOREY SIDE EXTENSIONS INCORPORATING
ROOF & EXTENSION TO DORMER, AND A NEW DORMER WINDOW**

at: 11 THEOBALDS ROAD, CUFFLEY, POTTERS BAR,

Applicant Name And Address

MR D MULHOLLAND,
11 THEOBALDS ROAD,
CUFFLEY,
POTTERS BAR,
EN6 4HQ

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 24/07/2007 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 proposed roof enlargement and side dormer windows would result in a visually intrusive and bulky form of development which would be out of keeping with, and detrimental to, the character and appearance of the existing dwelling and would adversely affect the character of the surrounding area. The proposal is therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
2. The proposed development would adversely affect the amenity of the occupiers of the adjoining property at No.9 by reason of the proposed windows at roof level facing north and consequent loss of privacy. The proposal would not therefore achieve an adequately high standard of environment and would be contrary to the provisions of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
3. The proposal would adversely affect the amenity of the occupiers of the adjacent property (No. 13 Theobalds Road) by reason of overdevelopment on this site. This development would have an overbearing impact on neighbouring occupiers and also would result in a significant loss of light to habitable rooms of this property. This is contrary to the Policies D1 and of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBERS: Site Location Plan received and date stamped 24 -07- 2007
& 1/1 rev 2 received date stamped 05-09-2007

Date: 18/09/2007

Chris Conway
Chief Planning & Environmental Health Officer