



WELWYN HATFIELD COUNCIL

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

PLANNING DECISION NOTICE – REFUSAL

S6/2007/1466/FP

ERECTION OF FOUR DETACHED DWELLINGS

at: LAND AT 2 HILL RISE, 54, 56 & 58 PLOUGH HILL CUFFLEY POTTERS
BAR

Agent Name And Address

CONNOLLY ARCHITECTS
7 ALBION BUILDINGS
CLERKENWELL
1 BACK HILL
LONDON
EC1R 5EN

Applicant Name And Address

TRINITY DEVELOPMENTS - MR PRINGLE
TRINITY HOUSE
NUP END BUSINESS CENTRE
OLD KNEBWORTH
SG3 6QJ

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 02/10/2007 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 development would result in an obtrusive and incongruous form of development detrimental to the character and appearance of the locality and the visual amenities of neighbouring properties and surrounding areas. The proposed dwellings would be overly dominant, bulky and out of character with the predominant design and appearance of houses in the surrounding area. This fails to meet the requirements of PPS1 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
2. The proposed development would result in an unacceptable degree of both direct and perceived overlooking to the adjacent dwellings beyond the north western boundary. This would result in an unacceptable loss of privacy and residential amenity to the occupiers of the neighbouring properties. The proposed development would therefore be contrary to PPS1 and Policy D1 of the Welwyn Hatfield Plan 2005.
3. The proposed development would, by reason of the vehicular access road to the north western side of the plot, result in an unacceptable amount of noise and disturbance to the adjacent dwelling number 4 Hill Rise. This would be to the detriment of the residential amenities of the adjacent dwelling. The proposed development is therefore contrary to PPS1 and Policy D1 of the Welwyn Hatfield District Plan 2005.
4. The proposed development has not clearly demonstrated the changes in land level across the proposed site. The accessibility of the application site cannot be properly assessed and the proposal has failed to demonstrate that it would comply with the requirements of Policy D9 of the Welwyn Hatfield District Plan 2005.

Continuation...

INFORMATIVE:

The applicant is informed that plans illustrating the flank elevations the proposed dwelling on plot 3 have not been provided. The Design and Access statement contains several inaccuracies and appears to partly be for the previous application under reference S6/2007/852/FP.

REFUSED PLAN NUMBERS:

P12 & P11 & P10 & P09 & P08 & P07 & P06 & P05 & P04 & P03 & P02 & P01 received and dated 2 October 2007.

Date: **27/11/2007**

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish at the end.

Chris Conway
Chief Planning & Environmental Health Officer