



# WELWYN HATFIELD COUNCIL

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

## PLANNING DECISION NOTICE – REFUSAL

S6/2007/1498/FP

PROPOSED FIRST FLOOR AND SIDE EXTENSION

at: 36 THEOBALD'S ROAD CUFFLEY

### Agent Name And Address

PHILIP BAILEY ARCHITECTS LTD  
11 BEAUMONT GATE  
RADLETT  
HERTFORDSHIRE  
WD7 7AR

### Applicant Name And Address

MR & MRS T LEAKE  
36 THEOBALD'S ROAD  
CUFFLEY  
HERTFORDSHIRE  
EN6 4HL

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 12/10/2007 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:-

### REASONS FOR REFUSAL OF PERMISSION:

1. The proposals by reason of their scale, mass and incongruous design would adversely affect the character of the existing dwelling and the character of the immediate street scene. The proposed increase to the height of the ridge and the introduction of a gable to the front elevation would create a roofscape which would be unduly dominant within the streetscene. The design of the front elevation is unbalanced with the roof above the proposed garage having a particularly awkward appearance. 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 lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation and thereby occupiers of No.34 Theobalds Road contrary to Policies D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

REFUSED PLAN NUMBER(S): 2 & 3 & 6 Rev A & 7 & 8 & 9, all received and dated 12th October 2007.

Date: 05/12/2007

Chris Conway  
Chief Planning & Environmental Health Officer