



WELWYN HATFIELD COUNCIL

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

PLANNING DECISION NOTICE – REFUSAL

S6/2007/1503/FP

ERECTION OF A TWO STOREY SIDE EXTENSION INCLUDING DORMER
WINDOWS FOLLOWING DEMOLITION OF EXISTING GARAGE

at: 93 THE RIDGEWAY CUFFLEY

Applicant Name And Address

MR K KYPRIANOU
68 THE CHIME
WINCHMORE HILL
N21 2EH

H.P.S
WESTGATE HOUSE
37-41 CASTLE STREET
HERTFORD
SG141HH

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 15/10/2007 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 proposal by virtue of the size, bulk, scale and design would result in a disproportionate addition over and above the size of the original dwelling and therefore represent inappropriate development within the Green Belt. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority any very special circumstances exist to outweigh the harm caused by reason of its inappropriateness. In addition, the proposal by virtue of its siting, design and bulk would have a detrimental impact on the character and openness of this part of the Green Belt and the visual interest of its surroundings. The proposal is therefore contrary to the advice contained within PPG2 and Policy RA3 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBER(S): 8504/P/003 D received and dated 15 October 2007.

Date: 10/12/2007

Chris Conway
Chief Planning & Environmental Health Officer