



WELWYN HATFIELD COUNCIL

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

PLANNING DECISION NOTICE – REFUSAL

S6/2007/1648/FP

ERECTION OF SINGLE STOREY FRONT EXTENSION

at: 15 THEOBALDS ROAD CUFFLEY POTTERS BAR

Agent Name And Address

A CONNELL
46 BRADGATE
CUFFLEY
EN6 4RN

Applicant Name And Address

F GREAVES ESQ
15 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 02/11/2007 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 extension has not been designed to compliment and reflect the character of the existing building and its location. In particular the introduction of a flat roofed extension to the front of the dwelling would be uncharacteristic of the immediate street scene. The existing bay window and arched entrance are original features intrinsic to the character of the dwelling. Their loss would have a negative impact in design terms and a negative impact on the character and context of the area. 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) and National Policy PPS 1

REFUSED PLAN NUMBER(S): 1:1250 Site Location & Theo1 & Theo 2A & Theo3
received and dated 02 November 2007

Date: 20/12/2007

Chris Conway
Chief Planning & Environmental Health Officer