



# WELWYN HATFIELD COUNCIL

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

## PLANNING DECISION NOTICE – REFUSAL

S6/2007/1783/FP

**ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION WITH FRONT AND REAR/SIDE DORMERS, FOLLOWING DEMOLITION OF EXISTING CONSERVATORY AND GARAGE.**

**at: 13 THE MEADWAY CUFFLEY POTTERS BAR**

### Agent Name And Address

MR MUKESH HOTWANI  
HALLS YARD  
TILE HOUSE STREET  
HITCHIN  
SG5 2DY

### Applicant Name And Address

MISS A DENNIS  
13 THE MEADWAY  
CUFFLEY  
POTTERS BAR  
EN6 4ET

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 23/11/2007 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 side extension by virtue of its proximity to the common boundary with number 11 The Meadway would result in an unacceptable loss of residential amenity currently enjoyed by occupiers of that dwelling due to the significant loss of daylight and outlook to the existing side window of a ground floor bedroom of this neighbouring dwelling. The proposal is, therefore, contrary to the design standards required by policy D1 of the Welwyn Hatfield District Plan 2005 and the accompany Supplementary Design Guidance, February 2005 and Planning Policy Statement 1 (Delivering Sustainable Development), both of which seek to achieve good quality design which respects the environmental amenity for both existing and new developments.
2. The proposed rear dormer by virtue of its width is considered to not be subservient or in proportion to the fenestration of the dwelling and so contrary to the requirements of policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, February 2005 and the design requirements of Planning Policy Statement 1 (Delivering Sustainable Development).

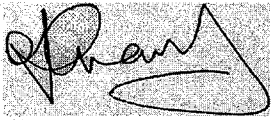
### INFORMATIVE

1. For information, the internal dimensions of the garage as shown on drawing PL011 does not meet the minimum parking space standards and would provide insufficient area for the parking of cars.

**Continuation...**

**REFUSED PLAN NUMBER(S): PL010 & PL011 received and dated 23 November 2007**

**Date: 16/01/2008**

A handwritten signature in black ink, appearing to read 'Chris Conway', is written over a light grey rectangular background.

**Chris Conway  
Chief Planning & Environmental Health Officer**