



# WELWYN HATFIELD COUNCIL

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

## PLANNING DECISION NOTICE – REFUSAL

S6/2007/1965/FP

ERECTION OF A SINGLE STOREY SIDE EXTENSION AND INCREASE IN ROOF HEIGHT

at: 36 THEOBALDS ROAD CUFFLEY

### Agent Name And Address

PHILIP BAILEY  
11 BEAUMONT GATE  
RADLETT  
WD7 7AR

### Applicant Name And Address

MR TREVOR LEAKEY  
36 THEOBALDS ROAD  
CUFFLEY  
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 31/12/2007 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 and roof enlargement would be out of scale with the original bungalow and would introduce additional bulk and mass which would not appear subordinate to the original dwelling. The design of the proposed extension and roof enlargement would adversely affect the character of the existing dwelling and the character of the immediate street scene. The side extension does not reflect existing spacing within the streetscene and would appear cramped on the site. The increase in ridge height would create a roofscape which is unduly dominant within the streetscene. 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 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 Rev A & 8 Rev A received and dated 31 December 2007 & 9B received and dated 14 February 2008

Date: 25/02/2008

Chris Conway  
Chief Planning & Environmental Health Officer