



WELWYN HATFIELD COUNCIL

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

PLANNING DECISION NOTICE – REFUSAL

S6/2003/136/FP

ERECTION OF A FIRST FLOOR SIDE EXTENSION

at: 131 THE RIDGEWAY, NORTHAW, POTTERS BAR

Agent Name And Address

JOHN PERRIN & CO,
885 GREEN LANES,
LONDON
N21 2QS

Applicant Name And Address

MISS V BEDNARZ,
131 THE RIDGEWAY,
NORTHAW,
POTTERS BAR,
HERTS EN6 4BG

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 January, 2003 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

1. The application site is located within the Metropolitan Green Belt where only certain forms of development, including limited extensions to residential dwelling houses that, in accordance with Policy 5 of the Hertfordshire County Structure Plan Review 1991 - 2011 and Policy GB5 of the Welwyn Hatfield District Plan Alterations No 1, 1998, do not have an adverse or disproportionate impact upon the character, appearance and visual amenity of the surrounding countryside, may be permissible. Together with previous extensions to the dwelling, the proposal represents a cumulative increase in the floorspace of the dwelling of 201.4%. This increase in floorspace, over and above that of the original dwelling would have a disproportionate impact upon the character and appearance of the surrounding countryside and would have an adverse impact upon the openness of the Green Belt. As such, the proposed development is contrary to Policy 5 of the Hertfordshire County Structure Plan 1991 - 2011 and Policy GB5 of the Welwyn Hatfield District Plan Alterations No. 1, 1998.

2. By virtue of the proximity of the extension to the flank boundary of the curtilage with No. 133 The Ridgeway, the extension would appear unduly dominant and visually intrusive when viewed from that dwelling. The resultant dwelling would appear cramped within its plot to the detriment of the street scene. Furthermore, less than one metre would remain between the flank elevation of the extension and the side boundary of the curtilage. The proposed development is therefore contrary to Res Criteria 22 and 23 of Appendix A of the Welwyn Hatfield District Plan Alterations No. 1, 1998.

REFUSED PLAN NUMBER(S): 1318/1 & Site Plan & Block Plan - received 23 Jan 2003

Date: 10/03/2003

Chris Conway
Chief Planning Officer