



Town and Country Planning Act 1990  
**PLANNING DECISION NOTICE – REFUSAL**

**S6/2008/778/FP**

**ERECTION OF SINGLE STOREY SIDE EXTENSION AND TWO STOREY SIDE &  
REAR EXTENSION WITH DORMERS FOLLOWING DEMOLITION OF GARAGE**

**at: 93 THE RIDGEWAY CUFFLEY**

**Agent Name And Address**

HERTFORD PLANNING SERVICE  
WESTGATE HOUSE  
37-41 CASTLE STREET  
HERTFORD  
SG141HH

**Applicant Name And Address**

MR M KYPRIANOU  
68 THE CHIME  
WINCHMORE HILL  
N21 2EH

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 13/05/2008 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 Policies RA3 and RA10 of the Welwyn Hatfield District Plan 2005.

**REFUSED PLAN NUMBER(S):**

8504/S/001 A received and dated 13 May 2008 and 8504/P/011 b received and dated 23 June 2008

Date: **08/07/2008**

A handwritten signature in black ink, appearing to read 'Chris Conway'.

Chris Conway  
Chief Planning & Environmental Health Officer