



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

**S6/2008/1763/FP**

**LOFT CONVERSION WITH REAR DORMER AND ROOF LIGHTS TO THE FRONT ELEVATION**

**at: 14 BLUEBELL WAY HATFIELD**

**Agent Name And Address**

LOFT MASTERS  
795 GREAT CAMBRIDGE ROAD  
ENFIELD  
EN1 3PN

**Applicant Name And Address**

MR & MRS COWIN  
14 BLUEBELL WAY  
HATFIELD  
AL10 9FJ

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 12/09/2008 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 proposed rear dormer would fail to reflect the existing design and appearance of the application dwelling and neighbouring properties. By virtue of the proposed dormer's size and design, it would not appear subservient to the existing dwelling and roofslope. The proposed rear dormer window would therefore have a detrimental visual impact upon the character and appearance of the locality. The proposed development is therefore contrary to Policy D2 of the Welwyn Hatfield District Plan 2005 and PPS1.
2. The proposed rear dormer window would result in an unacceptable increase in both direct and perceived overlooking of the adjoining occupiers. By virtue of the proposed dormer's design, height above ground level and narrow separation distances from the adjacent dwellings, it would result in an objectionable loss of privacy to the occupants of the neighbouring properties. The proposal has therefore failed to meet the requirements of Policy D1 of the Welwyn Hatfield District Plan 2005 and PPS1.
3. The proposed development would create an additional bedroom, resulting in a 5 bedroom property. The application dwelling would not have a sufficient provision of off road parking space for a dwelling of this size. The application would therefore fail to meet the requirements of Policy M14 of the Welwyn Hatfield District Plan 2005, Policy T14 of the East of England Plan 2008 and PPG13.

**Continuation...**

**REFUSED PLAN NUMBERS:**

Site Location Plan 1:1250 & A08/BLU/A01 & A08/BLU/A02 & A08/BLU/A03 & A08/BLU/A04 & A08/BLU/A05 received and dated 12 September 2008.

Date: **12/11/2008**

A handwritten signature in black ink, appearing to read "Chris Conway". The signature is stylized with a large, sweeping loop at the end.

Chris Conway  
Chief Planning & Environmental Health Officer