



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

S6/2009/790/FP

ERECTION OF SINGLE STOREY SIDE EXTENSION AND LOFT CONVERSION TO INCLUDE SIDE DORMER, ROOF LIGHT WINDOW TO FRONT AND SIDE AND A REAR HIP TO GABLE CONVERSION

at: 36 THEOBALDS ROAD CUFFLEY POTTERS BAR

Agent Name And Address

PHILIP BAILEY
PHILIP BAILEY ARCHITECTS LTD
11 BEAUMONT GATE
SHENLEY HILL
RADLETT
WD7 7AR

Applicant Name And Address

MR T LEAKEY
36 THEOBALD'S ROAD
CUFFLEY
POTTERS BAR
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 08/05/2009 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 dormer, by virtue of its location, scale, bulk and design, would neither complement nor reflect the character and design of the existing dwelling or that of the context of the area. The side dormer would not appear subservient to the roof of the existing dwelling and would create an unbalanced appearance. The proposed development therefore fails to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).
2. The single storey side extension would appear unduly prominent by virtue of the height of the proposed parapet exceeding the eaves height of the main roof by approximately 500mm. The proposed side extension would disrupt the prevailing pattern of development and the generally well ordered street scene. A distinct lack of separation between the proposed side extension and No.34 Theobalds Road would give the extended bungalow a cramped and ungainly appearance. The proposed development therefore fails to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

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3. 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 serving a kitchen and dining room. The resulting loss of daylight would spoil the occupiers reasonable enjoyment of their property, contrary to PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

REFUSED PLAN NUMBER(S): 6 Rev C & 7 Rev C & 8 Rev C & 9 Rev C Received and Dated 08/05/2009

Date: 23/06/2009

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal flourish extending to the right.

**Tracy Harvey
Head of Development Control**