



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/2247/FP

ERECTION OF 5x2 BEDROOM AND 4x1 BEDROOM FLATS WITH ASSOCIATED ACCESS AND PARKING

at: LAND TO THE REAR OF 59 STATION ROAD CUFFLEY POTTERS BAR

Agent Name And Address

IAN WOOD
CUMARAH
DUNMOW ROAD
LEADEN
RODING
CM6 1QB

Applicant Name And Address

MR ALAN BULLOCK
HOXA LIMITED
134 BROOKSIDE CRESCENT
CUFFLEY
EN6 4QL

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 09/10/2009 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 development (front block facing Tolmers Road) by virtue of its design and depth to the southern elevation fails to respect and relate to the character and context of the area and thus fails to comply with local plan policy D2 of the Welwyn Hatfield District Plan 2005
2. The proposed development (front block facing Tolmers Road) by virtue of its design and depth to the southern elevation fails to respect and relate to the character and context of the streetscene and thus fails to comply with local plan policy D2 of the Welwyn Hatfield District Plan 2005 and fails to take advantage of providing a high quality design as required by PPS1.
3. The proposed height, massing and bulk of the front block northern elevation, facing Tolmers Gardens, would have a detrimental impact upon occupiers of no 1 Tolmers Gardens by virtue of being overbearing and over dominant. The proposal is therefore contrary to policy D1 of the Welwyn Hatfield District Plan 2005.
4. The proposed rear block, south-eastern corner, would have a detrimental impact upon the amenity occupiers of the flatted development above Tesco store (north-western corner) by virtue of the siting of the proposed building. The proposal is therefore contrary to policy D1 of the Welwyn Hatfield District Plan 2005 and PPS1.

Continuation...

5. The proposed siting of the refuse facilities with the gated access and restricted height of the archway would prevent refuse vehicles from being able to access the site. This is contrary to policy D1 (Supplementary Design Guidance 'Servicing and Access') of the Welwyn Hatfield District Plan 2005. Insufficient details have been provided to fully assess whether alternative measures are proposed for refuse collection times.

REFUSED PLAN NUMBER(S):

Site Location Plan 1:1250 & Hoxa - 001 - 09 A & Hoxa -002- 09 A & Hoxa -003-09 A & Hoxa - 004 - 09 A & Hoxa - 005 -09 A & Hoxa - 006 - 09 A & Hoxa - 007 -09 A & Hoxa - 008 - 09 A & Hoxa - 009 - 09 A & Hoxa - 010 - 09 A & Hoxa - 011 - 09 A received and dated 9th October 2009

Date: **04/12/2009**

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