

Mr V Vasiliou
6B Hill Rise
Cuffley
Potters Bar
EN6 4EE

Application No: 6/2016/1934/HOUSE

Date of Refusal: 28 July 2017

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit: -

Development: Retention of detached garage, and alterations to roof to reduce the height

At Location: 6B Hill Rise, Cuffley, Potters Bar, EN6 4EE

Applicant: Mr V Vasiliou

Application Date: 6 October 2016

In accordance with the accompanying plans and particulars, for the reasons specified below: -

1. The development, by virtue of its siting, height, design and bulk, causes loss of light and is unduly dominant from the rear windows and rear gardens of No. 7 Orchard Close and No. 8 Orchard Close, detrimental to the living conditions enjoyed by the occupiers of these neighbouring properties. There are no material considerations which would outweigh the harm resultant from the failure to accord with development plan. Accordingly the development is contrary to Policy D1 of The Welwyn Hatfield District Plan 2005, Supplementary Design Guidance of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework 2012.

REFUSED DRAWING NUMBERS

2.

| Plan Number | Revision Number | Details | Received Date |
|---------------------|------------------------|-----------------------------|----------------------|
| GVBS/000 | | Site Location Plan | 16 September 2016 |
| 1 | | Existing Plans & Elevations | 25 April 2017 |
| GVBS - 6B Hill Rise | 2/A | Proposed Plans & Elevations | 25 April 2017 |

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

A handwritten signature in black ink, appearing to read 'C. Haigh', written in a cursive style.

Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse permission for
 - a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.