

Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Refusal of Permission for Development

Mr P Cavill
Westgate House
37- 41 Castle Street
Hertford
SG14 1HH

Application No: 6/2017/0905/HOUSE

Date of Refusal: 29 June 2017

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

Development: Erection of single storey front, side and rear extension, front porch, clipped gable hip roof enlargement, 3x front dormers, 1x rear dormer, 1x side roof light and alterations to openings.

At Location: 2 Waterworks Cottages, Northaw Road East, Cuffley, Potters Bar, EN6 4RB

Applicant: Mr & Mrs Evangelou

Application Date: 8 May 2017

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

1. The proposed development results in disproportionate additions over and above the size of the original building and therefore represents inappropriate development within the Green Belt. Furthermore, the increased bulk, footprint and massing of the proposed development would result in a loss of openness and visual permeability of the Green Belt. Very special circumstances do not exist. Accordingly, the proposal is contrary to Policy GBSP1, GBSP2 and RA3 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework 2012.
2. The roof design of the proposed front, side and rear extension would connect to the existing flank wall and single storey rear element in an awkward and contrived manner. Furthermore, the use of a pitched roof with front gable would fail to be in keeping with the design and character of the existing dwelling. As such, this element of the proposal would represent a poor standard of design which would fail to complement and reflect the design and character of the existing dwelling, contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy 2005) and National Planning Policy Framework 2012.
3. The proposed rear dormer, by virtue of its width and height, would fail to be subservient to the roof of the property and, given its positioning on the roof

slope, would fail to provide effective relief from the party wall with the adjoining property. Accordingly, this element of the proposal represents a poor standard of design, contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy 2005) and National Planning Policy Framework 2012.

REFUSED DRAWING NUMBERS

4.

Plan Number	Revision Number	Details	Received Date
12537-S002	A	Existing Plans & Elevations	8 May 2017
12537-S001		Existing Plans & Elevations	2 May 2017
12537-P003	E	Proposed Plans & Elevations	8 May 2017

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).



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.