

**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 D Hewitt  
Copse Farm House  
Brookshill Drive  
Harrow Weald  
HA3 6SB

**Application No:** 6/2020/1768/HOUSE

**Date of Refusal:** 14 September 2020

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

**Development:** Increase ridge height to provide full first floor. Two storey side and rear extensions, with front porch canopy.

**At Location:** 57 The Ridgeway, Cuffley, Potters Bar, EN6 4BD

**Applicant:** Mr & Mrs Wagg

**Application Date:** 20 July 2020

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

1. The proposal would result in disproportionate additions over and above the size of the original building and, therefore, represent inappropriate development in the Green Belt. There would also be a loss of Green Belt openness given the scale and location of the proposal. No very special circumstances exist to clearly outweigh this harm. Consequently, the proposed development would conflict with Policies GBSP1 and RA3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.
2. The proposed development would fail to complement and reflect the design and character of the dwelling and be subordinate in scale. Consequently, the proposal would represent a poor standard of design in conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.

**REFUSED DRAWING NUMBERS**

3.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
LP01		Location Plan	20 July 2020
SP02		Existing Site Plan	20 July 2020
E100		Existing Ground & First Floor Plans	20 July 2020

SP01	Proposed Site Plan	20 July 2020
P101	Proposed Ground & First Floor Plans	20 July 2020
E101	Existing Elevations	20 July 2020
P102	Proposed Elevations	20 July 2020

#### POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.