

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 Amir Faizollahi
35 Beech Hill Avenue
Hadley Wood
EN4 0LU

Application No: 6/2021/0079/FULL

Date of Refusal: 22 June 2022

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

Development: Erection of dwelling. Revisions to planning permission 6/2018/0383/FULL (retrospective)

At Location: 8 Hill Rise, Cuffley, Potters Bar, EN6 4EE

Applicant: Mr Moe Harissa

Application Date: 12 January 2021

1. The building, by reason of its excessive height, scale, bulk and massing, represents over-development; and front elevation windows, by reason of their excessive size, are over-dominant and represent a discordant form of development. The building consequently fails to relate satisfactorily to its context and the street scene and adversely affects the character and appearance of the area, contrary to saved Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Council's Supplementary Design Guidance 2005 and paragraph 134 of the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
A101	G	Location Plan and Existing Plans & Elevations	12 January 2021
A103	G	Site Survey	12 January 2021
A104	G	Proposed Site Plan	12 January 2021
A101-B	B	As Built Ground And First Floor Plans	9 February 2022
A103-B	B	As Built Front And Left Side Elevation	9 February 2022
A102-B	B	As Built Loft And Roof Plan	9 February 2022
A104-B	B	As Built Rear And Right Side	9 February 2022

		Elevation	
A106-B	B	As Built Site Plan	9 February 2022
A105-B	B	As Built Street View And Section	9 February 2022
A109-B	B	Retaining Wall Elevation	9 February 2022

Chris Dale

Christopher Dale
Assistant Director (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;
 - For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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) at least 10 days before submitting the appeal. Further details are on [GOV.UK](https://www.gov.uk).