

Ms Songul Pirbudak
10 The Link
London
Enfield
EN3 5HU

Application No: 6/2023/1934/HOUSE

Date of Refusal: 18 December 2023

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

Development: Retention of two dormers and erection of two dormers on each side facing roofslope

At Location: 9 South Drive Cuffley Potters Bar EN6 4HP

Applicant: Mr C/O Agent

Application Date: 23 October 2023

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

1. The positioning, design and scale of the dormers does not represent high-quality design and the development is contrary to Local Plan Policies SP9 and SADM11; the Council's Supplementary Design Guidance; Northaw and Cuffley Neighbourhood Plan Policy D2; and the National Planning Policy Guidance.
2. The dormer facing towards No. 11 would result in an unacceptable loss of privacy to the occupiers of No. 11 and would therefore be contrary to Local Plan Policy SADM11; the Council's Supplementary Design Guidance; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
221103RD-08		Sections	23 October 2023
221103RD-05		Front & Rear Elevations	23 October 2023
221103RD-06		Right Elevations	23 October 2023
221103RD-		Roof Plans	23 October 2023

04		
221103RD-02	Ground Floor Plans	23 October 2023
221103RD-03	First Floor Plans	23 October 2023
221103RD-01	Site & Block Plans	23 October 2023
221103RD-07	Left Elevations	23 October 2023

1. 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).



Chris Carter
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;
- 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.