



Mr & Mrs D L Nicholls
95 The Ridgeway,
Cuffley
Potters Bar
Hertfordshire
EN6 4BG.

18th January 2016.

Mr. C Haigh,
Head of Planning
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Application Reference 6/2015/2061/HOUSE

Proposed Development at; 97 The Ridgeway, Cuffley, Potters Bar, EN6 4BG.

Proposal; Erection of two storey rear extension and first floor side extension and alterations to roof.

Dear Mr Haigh,

We are writing to you regarding the Planning Officers draft report on the above application. We would like to make the following observations;

Why has the Planning Officer not recommended this application should be refused.

The report states that the proposal would " by definition, the increase in floor space by 100% over the original house would be disproportionate and be inappropriate in the Green Belt and thus result in harm to the Green Belt. It would, therefore, be contrary to the policy in NPPF 2012 and to Saved Policies GBSP2 and RA3 of the Welwyn Hatfield District Plan 2005."

This application has failed as it is contrary for the reasons stated to these two Policies and permission should be refused.

This application would also fail The Town and Country Schedule which says

Development not permitted

A.1 Development is not permitted by Class A if;

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

There is no ambiguity in this clause.

This application has failed this Schedule and permission should be refused.

We refer you to Planning Application S6/2008/254/FP which was a similar application. The application was for; Erection of single storey side and rear extension and two storey rear extension including dormer windows at 93 The Ridgeway, Cuffley, Potters Bar. This application was refused as it would be contrary to Welwyn Hatfield District Plan 2005 RA3. (1) for the following reason, the proposed extension virtually doubles the size of the dwelling and would be a disproportionate addition over and above the size of the original dwelling.

Both of these applications have been reviewed against The Welwyn Hatfield District Plan 2005.

Application S6/2015/2061/HOUSE fails all three Policies/Schedule and permission should be refused.

The report also states that these extensions would not significantly affect the visual openness and rural character when viewed from publically accessible points along The Ridgeway and the resulting building would not appear cramped upon the site.

How can a 12M Dormer that will overlap the existing roof on the East side, and be shaped like a square tube sitting on the side of the roof not have a significant visual impact on the character, design and appearance to the property. The report says that it would not significantly change the rural character and appearance of the original building to say that would be misleading the committee. The report says that these extensions would not appear cramped on the site. This plot has already been extended to its boundaries, If the neighbouring properties extended their properties upto their boundary lines, No 97 would become a terraced property.

The report also states that the Juliet balcony in the rear extension would face directly down the garden of the application site and would not create a significant increase in overlooking neighbouring gardens.

The Juliet balcony will sit at a two storey height and extend beyond the neighbouring properties boundaries. How can there not be a significant increase in the overlooking of neighbouring properties. We cannot find a condition that says the occupants can only look straight down the garden and cannot look left or right when using the Juliet balcony.

To allow the depth of the proposed extension to be out of alignment with neighbouring properties sets a dangerous precedent not only now but in future applications allowing encroachment onto The Green Belt.

This application is not an appropriate development in The Green Belt. The increase in floor space would increase by 100%, this would result in a disproportionate increase in size to the original dwellinghouse as at 1948.


The new building would have a greater visual impact in terms of prominence, bulk and design on the character of the original house.

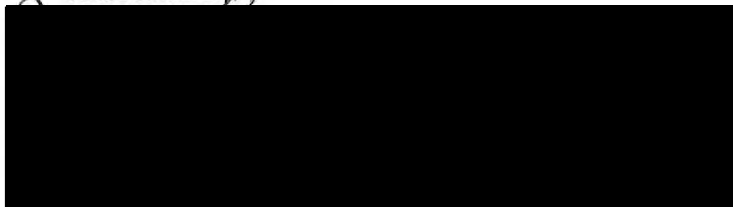
The appearance of the new building would not reflect on the character and distinctiveness of it's rural settings.

This application should be refused for the reasons stated above.

We would ask you to reconsider this draft report and to take into account the issues we have raised.

We look forward to receiving an amended report.

Yours sincerely 



 D L Nicholls

S Nicholls