



EAST RIDGEWAY,
Cuffley, Herts, EN6 4AP

14a East Ridgeway

****Planning Permission Granted ****

Planning granted for a split level 4-bedroom detached home with the principal accommodation set at the lower level facing onto the garden / deck area.

The front of the house faces south, and the principal rooms face east across the rear. The front of the proposed house is 46 metres distance from the main rear facade of the existing house at 14 East Ridgeway. The planning also a new gated driveway

Planning Application: 6/2016/1949/FULL

The Ridgeway is a prime address in Hertfordshire and benefits from excellent communications by both road and rail. Cuffley village is approx.1 mile away and provides local shops, and Cuffley main line station provides a regular service to Moorgate in 35 minutes. Potters bar is approx. 3 miles away and offers a more comprehensive range of shops and amenities with the mainline station provides services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1.

There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.

*Please note there is also a pre application submitted

Application Reference: 6/2022/2291/PA

Proposal: Pre-application advice for the increase in size of the 221sqm proposed single storey 4 bed split-level detached house (Planning Consent 6/2016/1949/FULL & 6/2020/1440/VAR) to become a 5 bed two storey split-level detached house to become 355sqm.



PROPOSED NEW VISUAL SCREENING
(HEDGE AND FENCE) TO BE PLANTED
ALONG BOUNDARY TO GARDEN OF
9 SUTHERLAND WAY

PROPOSED NEW PLANTING ALONG
BOUNDARY LINE TO PROVIDE VISUAL
SCREENING TO REAR GARDEN OF 12
EAST RIDGEWAY

PROPOSED SINGLE STOREY HOUSE
(14A EAST RIDGEWAY):
221 SQ METRES

SIZE OF GARDEN AREA IMMEDIATELY
AROUND THE PROPOSED NEW SINGLE
STOREY HOUSE:
604 SQ METRES

SITE BOUNDARY
14A EAST RIDGEWAY
FOOTPRINT OF PLOT OF
EXISTING TWO STOREY HOUSE
1168 SQ METRES

SITE BOUNDARY
14A EAST RIDGEWAY
FOOTPRINT OF ENCLOSED
PLOT OF PROPOSED SINGLE
STOREY HOUSE
1304 SQ METRES

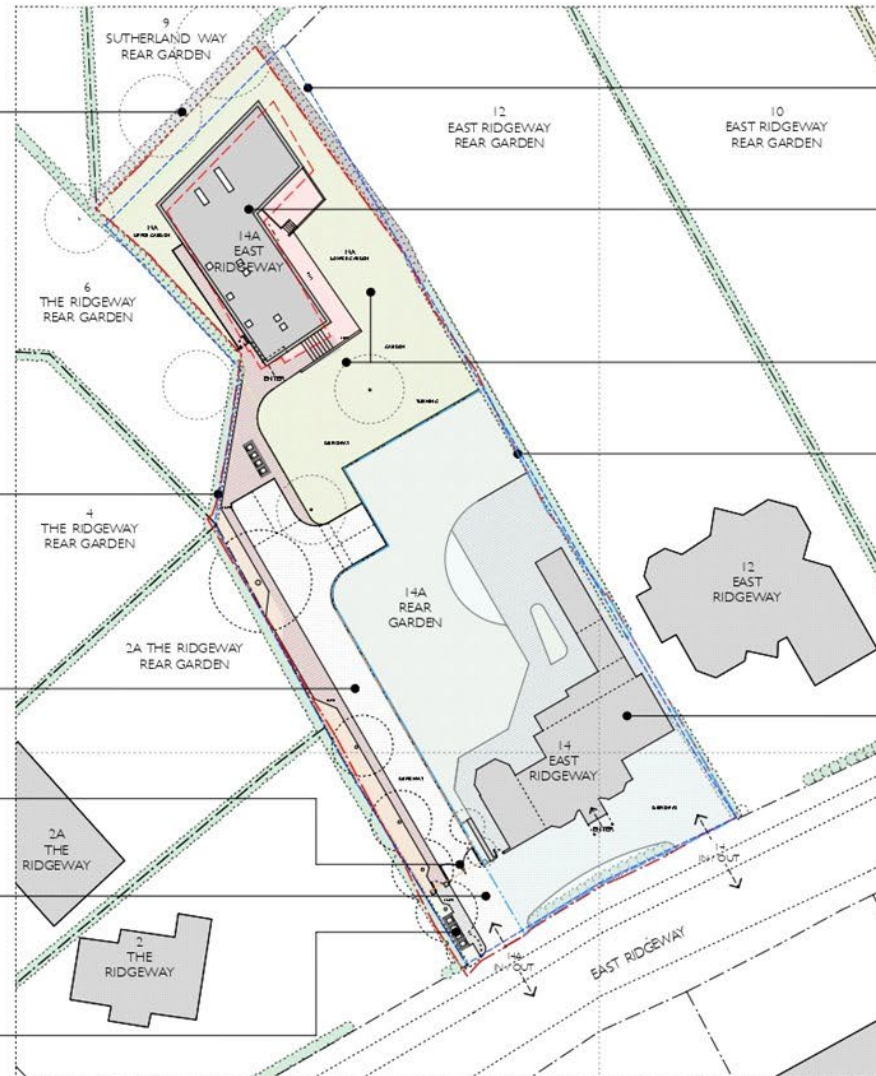
EXISTING 2 STOREY HOUSE
(14 EAST RIDGEWAY):
230 SQ METRES

14A EAST RIDGEWAY DRIVEWAY

ENTRANCE GATES
(PEDESTRIAN + VEHICULAR)
14A EAST RIDGEWAY

OFF-STREET
VEHICLE WAITING AREA:
67 SQ METRES

PROPOSED REFUSE STORAGE
- COLLECTION POSITION



PROPOSED BLOCK PLAN SCALE 1:500 @ A3

NOTES:
Drawings to be read in conjunction with all
relevant information.
All dimensions to be checked on site.
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Revisions:

Rev 1: 08/01/16

Rev 2: 08/01/16

Rev 3: 08/01/16

Rev 4: 08/01/16

Rev 5: 08/01/16

Rev 6: 08/01/16

Rev 7: 08/01/16

Rev 8: 08/01/16

Rev 9: 08/01/16

Rev 10: 08/01/16

Rev 11: 08/01/16

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Rev 14: 08/01/16

Rev 15: 08/01/16

Rev 16: 08/01/16

Rev 17: 08/01/16

Rev 18: 08/01/16

Rev 19: 08/01/16

Rev 20: 08/01/16

Rev 21: 08/01/16

Rev 22: 08/01/16

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Rev 216: 08/01/16

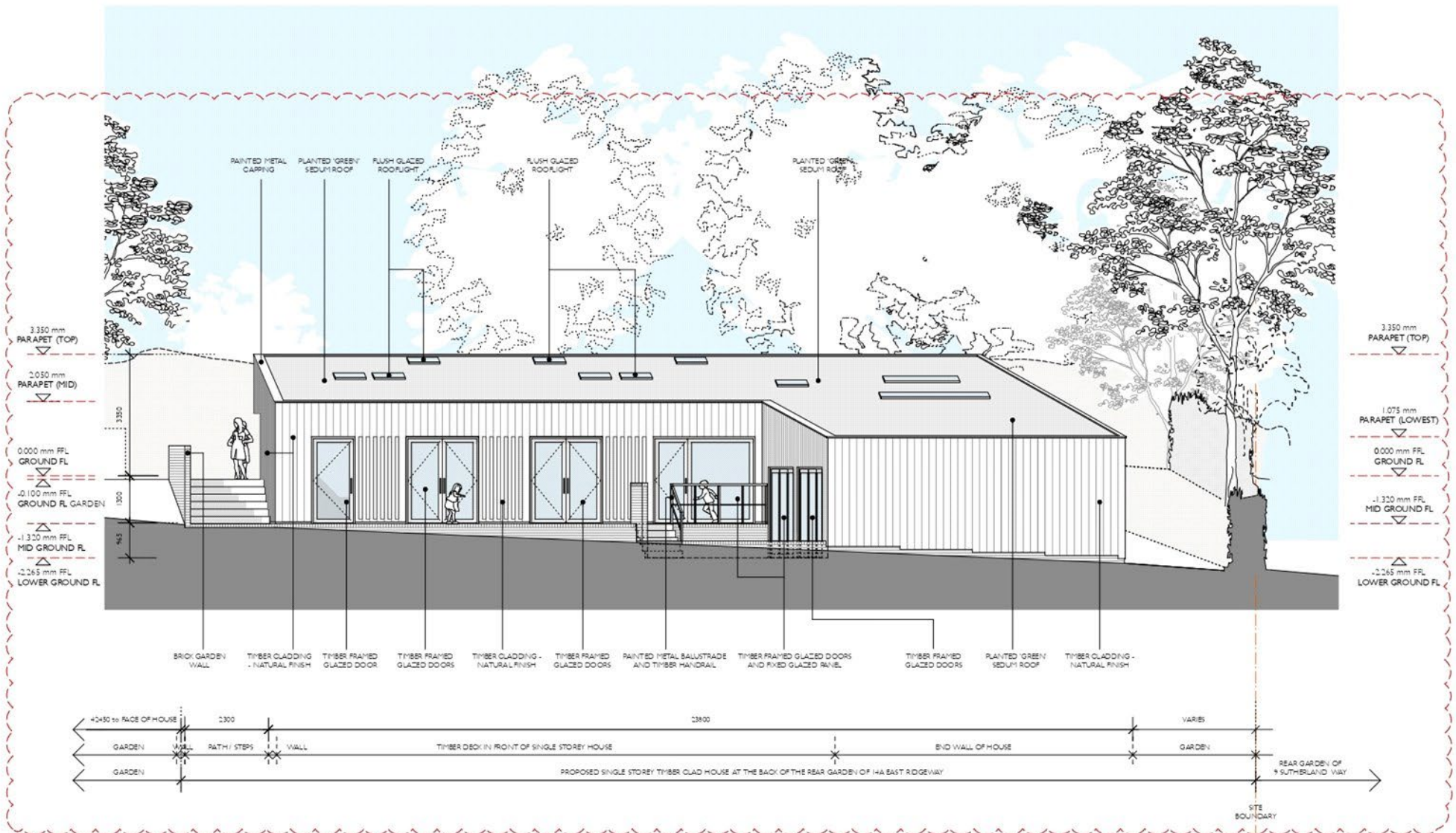
Rev 217: 08/01/16

Rev 218: 08/01/16

Rev



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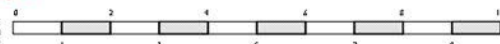


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Revisions:

Rev. 1: 10/10/16

SCALE
1:100
MTR

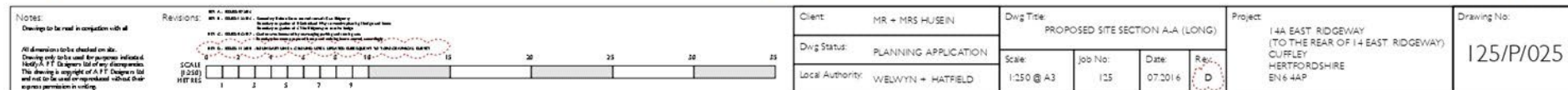


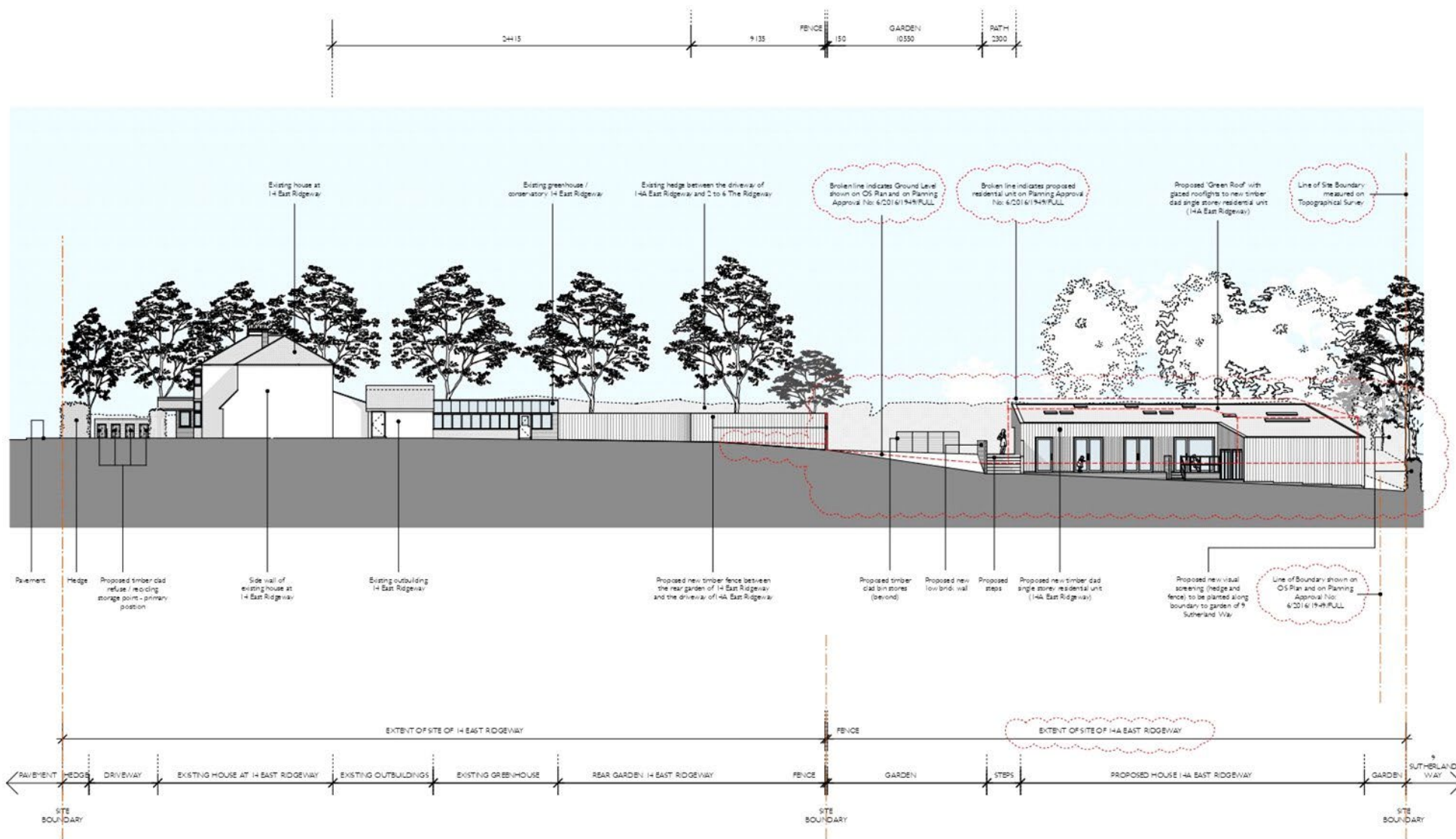
Client: MR + MRS HUSEIN
Dwg Status: PLANNING APPLICATION
Local Authority: WELWYN + HATFIELD

Dwg Title: PROPOSED ELEVATION 4
Scale: 1:100 @ A3
Job No: 125
Date: 07.2016
Rev: B

Project: 14A EAST RIDGEWAY
(TO THE REAR OF 14A EAST RIDGEWAY)
CUFFLEY
HERTFORDSHIRE
EN6 4AP

Drawing No:
125-P-023





Notes:

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Rev. 97: 08/08/2016
Rev. 98: 08/08/2016
Rev. 99: 08/08/2016
Rev. 100: 08/08/2016

SCALE
1:250
H.T. 11.5

Client: MR + MRS HUSEIN
Dwg Status: PLANNING APPLICATION
Local Authority: WELWYN + HATFIELD

Dwg Title: PROPOSED SITE SECTION B-B (LONG)
Scale: 1:250 @ A3
Job No: 125
Date: 07.2016
Rev: D

Project: 14A EAST RIDGEWAY
(TO REAR OF 14 EAST RIDGEWAY)
CUFFLEY
HERTFORDSHIRE
EN6 4AP

Drawing No: 125/P/026

