



## ESTATE MANAGEMENT DECISION NOTICE – REFUSAL

**W6/2012/0766/EM**

**Erection of single storey rear extension**

**at: 177 Parkway WELWYN GARDEN CITY**

### **Agent Name And Address**

Mr R Gardiner  
8 Carnarvon Road  
BARNET  
EN5 4LU

### **Applicant Name And Address**

Ms S Brewer  
177 Parkway  
WELWYN GARDEN CITY  
AL8 6JA

In pursuance of its powers under the above Scheme the Council hereby **REFUSE** the building, alteration or other works proposed in your application received on 30/04/2012 for the following reason(s):

1. The proposed extension, by virtue of the amount, scale, bulk, depth and design of development proposed would not be subordinate to the original dwelling and would result in an incongruous addition that fails to be in keeping and respect the original dwelling. The proposed development would therefore fail to preserve the unique architectural heritage of the building and would detrimentally impact on the amenities and values of the surrounding area contrary to the principles and policies of EM1 of the Estate Management Scheme.
2. By virtue of the location, depth and height of the proposed extension, it would appear visually intrusive and overbearing to the windows and private rear garden at No.179 Parkway to the detriment of the residential amenity of the occupiers of this property. The proposed development would therefore be contrary to Policy EM1 of the Estate Management scheme.

REFUSED DRAWING NUMBERS: Drawing No. A100 received and dated 30 April 2012.

### INFORMATIVE:

1. Notwithstanding the above decision, please be aware that planning permission is required for the proposed development.

**Date : 09/07/2012**

**Continuation...**

A handwritten signature in black ink, appearing to read 'Tracy Harvey', with a long horizontal flourish extending to the right.

Tracy Harvey  
Head of Planning