



ESTATE MANAGEMENT DECISION NOTICE – REFUSAL

W6/2013/0367/EM

Alterations and extension to single storey ground floor extension

at: 6 Fordwich Road WELWYN GARDEN CITY

Carriage Return

Applicant Name And Address

Mr & Mrs White
6 Fordwich Road
WELWYN GARDEN CITY
AL8 6EY

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 21/02/2013 for the following reason(s):

1. The proposal, by virtue of the rooflights which appear as a prominent and incongruous addition to both the property and the street scene due to their siting, design, bulk and height of projection above the flat roof, would have a detrimental impact on the character and appearance of the street scene and the wider amenities and values of the area. It fails to maintain and enhance the amenities and values of the Garden City and is therefore not compliant with the Estate Management Scheme.

INFORMATIVE:

1. The plans approved under planning permission ref. N6/2012/0692/FP and subsequent amendments would require an amendment to incorporate the rooflights as proposed in this application and subsequently installed on the application property. This is because as per this application, the projecting rooflights as installed are not shown on the elevations on the approved plans of that permission. This therefore shows that they were designed to be flush with the roof.

However, the rooflights as installed would not normally be granted planning permission, as they would result in a prominent and incongruous addition to both the property and the street scene due to their siting, design, bulk, and height of projection above the flat roof. This is particularly so as the site lies within a conservation area. Accordingly, the local planning authority requires that the rooflights are removed and replaced with those as per the approved plans, flush with the roof slope.

REFUSED PLAN NUMBERS: 01B received and dated 21 February 2013.

Date : 20/06/2013

Tracy Harvey

Continuation...

Head of Planning