

Home Extension Designs
60 Bridge Road East
WELWYN GARDEN CITY
AL7 1JU

Application No: 6/2017/0452/EM

Date of Refusal: 26 April 2017

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

Development: Erection of first floor side extension and insertion of port hole window to existing front elevation

At Location: 22 Stanborough Road Welwyn Garden City AL8 6XD

Applicant: Mr & Mrs R Chambers

Application Date: 7 March 2017

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

1. By virtue of the location, design and appearance of the proposed extension it would appear as an incongruous addition to the application property and to the row of terrace dwellings. The proposal therefore represents poor quality design which would fail to maintain the values and amenities of the Garden City contrary to Policy EM1 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
4046-OS2		Block Plan	7 March 2017
4046-P01		Plans & Elevations as Proposed	7 March 2017
4046-E01		Plans & Elevations as Existing	7 March 2017
4046-OS1		Site Location Plan	7 March 2017



Colin Haigh
Head of Planning

LEASEHOLD REFORM ACT 1967

NOTE REFUSAL

If the applicant is aggrieved by the decision of the Council to refuse permission for the proposed development, they may appeal to Welwyn Hatfield Borough Council in writing.

If you would like to discuss alternative options leading to the submission of a revised application please contact the case officer.

APPEALS

Most applicants have the right of appeal to the Council's Estate Management Scheme Appeals Panel if an application is refused. All appeals and supporting information, outlining your request and the reasons, must be submitted in writing to the Council to planning@welhat.gov.uk or to the Planning Department at Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, AL8 6AE.

The appeal will then be considered by the Estate Management Appeals Panel, usually within 8 weeks of receipt of the appeal. As the appellant you have the opportunity to present your case by speaking at the Panel meeting. For dates of the meetings, please look on the website www.welhat.gov.uk. You will be notified prior to your case being presented to the Panel of the date, time and location.