

Mr S Cook
Home Extension Designs
60 Bridge Road East
Welwyn Garden City
AL7 1JU

Application No: 6/2019/2208/EM

Date of Refusal: 11 November 2019

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

Development: Extension of existing driveway
At Location: 177 Parkway Welwyn Garden City AL8 6JA
Applicant: Ms S Brewer
Application Date: 5 September 2019

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

1. The proposed alterations to the level of the front garden to accommodate the extended hardstanding would have a harmful effect on the character and appearance of the street scene and the wider amenities and values of the area. The proposal would also effect the amenity of the neighbouring properties which would result in a negative impact on privacy and outlook. In addition, sound justification for the removal of the hedge on the neighbouring boundary has not been given. The application, therefore, does not satisfy the requirements of Policies EM3 and EM4 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

Plan Number	Revision Number	Details	Received Date
4794-E01		Existing Plan	5 September 2019
4794-OS1		Location Plan	5 September 2019
4794-P01	C	Proposed Plan	16 October 2019
4794-OS2	A	Block Plan	6 September 2019

Informative(s)

1. The existing layout of the front garden is not in accordance with the plans approved under application W6/2010/1276/EM. It is recommended that an Estate Management Scheme application is submitted in an attempt to regularise the existing scheme, or return the front garden to a condition that reflects the plans approved under application W6/2010/1276/EM.

A handwritten signature in black ink, appearing to read 'C. Haigh', written in a cursive style.

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.