

Clarke and Whalen Architects
28-30 Coldharbour Lane
Harpenden
Hertfordshire

Application No: 6/2021/1179/EM

Date of Refusal: 7 July 2021

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

Development: Erection of rear single-storey extension with roof lights in order to create extended family/kitchen area with utility and associated works.

At Location: 25 Rooks Hill Welwyn Garden City AL8 6EU

Applicant: Mr & Mrs Lyness

Application Date: 11 May 2021

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

1. Although the depth and width of the proposed extension may be considered acceptable, the mono pitched roof is contrary to Estate Management Scheme guidance. Single storey rear extensions are expected to accommodate a flat roof system to help maintain a feeling of openness within the Estate Management Scheme area and minimise the disruption to the design of the original building. As a result, the application fails to comply with Policy EM1 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.	Plan Number	Revision Number	Details	Received Date
	01		Existing floor and elevation plans	12 April 2021
	200	A	Proposed floor and elevation plans	12 May 2021

Chris Dale

Christopher Dale
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.