

Amarjeet Gill
14 Old Rectory Drive
Hatfield
AL10 8AF

Application No: 6/2021/1771/EM

Date of Refusal: 7 September 2021

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

Development: Garage conversion and erection of first floor extension.

At Location: 22 Rooks Hill Welwyn Garden City AL8 6ET

Applicant: Khaliq and Samira Meer

Application Date: 7 June 2021

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

1. Although the proposed extensions would remain proportionate and subordinate to the original home and would reflect the constraints of the existing built form, the garage is considered to be a characteristic feature of the street scene and will result in a break in the symmetry currently seen within the semis of Rooks Hill. The loss of the garage to allow the erection of the side/rear extension and subsequent impact upon the property and wider street scene is considered harmful to the character of the home and street scene. 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
FP.09.03.21		Site And Location Plan	17 May 2021
FP.01.03.21		Existing ground floor	17 May 2021
FP.02.03.21		Existing first floor	17 May 2021
FP.03.03.21		Existing roof	17 May 2021
FP.04.03.21		Existing elevations	17 May 2021
FP.05.03.21		Proposed ground floor	17 May 2021
FP.06.03.21		Proposed first floor	17 May 2021
FP.07.03.21		Proposed roof	17 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.