

Mr Craig Humber
Suite 10
18 Walsworth Road
Hitchin
SG4 9SP

Application No: 6/2021/2051/EM

Date of Refusal: 3 November 2021

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

Development: Loft conversion
At Location: 159 Parkway Welwyn Garden City AL8 6JA
Applicant: Mrs Helen Curtis
Application Date: 6 July 2021

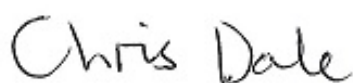
In accordance with the accompanying plans and particulars, for the reasons specified below: -

1. The proposed dormers within the rear roof slope would appear out of place and would result in harmful disruption to the property and wider terrace which is exacerbated by the differing widths. The proposed roof lights within the front facing roof slope would also disrupt the property and wider terrace and would be overly visible from public vantage points to the front of the site.

As a result, the proposals are out of keeping and will result in a detrimental impact to the amenity of the application site and the wider area. The application therefore fails to comply with Policy EM1 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.	Plan Number	Revision Number	Details	Received Date
	2134-002		Proposed	6 July 2021
	2134-001		Existing	6 July 2021



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.