

Michele Casiero
82 Broadwater Crescent
Welwyn Garden City
AL7 3TU

Application No: 6/2022/0881/EM

Date of Refusal: 15 June 2022

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

Development: Erection of single storey side extension
At Location: 82 Broadwater Crescent Welwyn Garden City AL7 3TU
Applicant: Michele Casiero
Application Date: 14 April 2022

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

1. As the proposed single storey rear extension is set forward of the main front elevation, it would not appear subordinate to the original building. The pitched roof would appear discordant and out of keeping with the property and character of the wider area. In addition, the extension would appear as a garage which is not a typical feature within Broadwater Crescent. 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
1		Location plan	13 April 2022
2		Block plan	13 April 2022
C-21-02-02		Plans and elevations	13 April 2022

Chris Dale

Christopher Dale
Assistant Director (Planning)

LEASEHOLD REFORM ACT 1967

REFUSAL & APPEALS

The council is changing the way it handles appeals when Estate Management Scheme Consent is refused. From 1st April 2022, appeals will no longer be heard by the Estate Management Scheme Appeals Panel. If an applicant wishes to appeal the decision to refuse of Estate Management Scheme consent, you are advised that an application can be made to the Royal Institute of Chartered Surveyors (RICS) for the appointment of a single arbitrator for a non-rent dispute. This approach is in accordance with paragraph 8 of the Welwyn Garden City Scheme of Management for resolving a dispute or disagreement in connection with the interpretation of the scheme. Further information regarding the RICS dispute resolution service can be found on their website (www.rics.org/uk/products/dispute-resolution-service/)

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