

Mr S Cook  
HED House  
60A Bridge Road East  
Welwyn Garden City  
AL7 1JU

**Application No:** 6/2022/2450/EM

**Date of Refusal:** 20 December 2022

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

**Development:** Part single storey and part two storey rear extension, single storey side extension, Velux loft conversion, alterations to openings, patio area with balustrading and addition of solar panels to existing and proposed roofs.

**At Location:** 16 Walden Road Welwyn Garden City AL8 7PF

**Applicant:** Ms H Rayfield

**Application Date:** 25 October 2022

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

1. Although elements of the proposal may be considered acceptable, the proposed rear extension and proposed side extension would not appear subordinate or proportionate in scale or appearance to the original home and associated garage resulting in cramped and overly dominant additions. This dominant appearance is exacerbated due to the raised patio area, change in topography across the application site (drop in levels at the rear of the house), its elevated position in relation to no.18 and the wide visibility of the side of the property from the street. Accordingly, the application fails to comply with Policy EM1 of the Estate Management Scheme.

#### REFUSED DRAWING NUMBERS

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
5592-OS2	A	Block plan	8 November 2022
5592-E01		Plans & elevations as existing	24 October 2022
5592-OS1		Location plan	24 October 2022
5592-P01	B	Proposed plans & elevations	24 October 2022

A handwritten signature in black ink, appearing to read 'C Carter', with a long horizontal stroke extending to the right.

**Chris Carter**  
**Assistant Director (Planning)**

## **LEASEHOLD REFORM ACT 1967**

### **REFUSAL OF ESTATE MANAGEMENT SCHEME CONSENT**

If you would like to discuss your options following the refusal of Estate Management Scheme consent, or would like further information regarding the submission of a revised application, please contact:

James Homer  
Estate Management Scheme Manager  
Email: [j.homer@welhat.gov.uk](mailto:j.homer@welhat.gov.uk)  
Tel: 01707 357000