



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

N6/2014/539/FP

Erection of 2x two storey side extensions at: 7 Densley Close Welwyn Garden City

Agent Name And Address

Mr S Cook
Home Extension Designs
60 Bridge Road East
Welwyn Garden City
AL7 1JU

Applicant Name And Address

Mr D Ilett
7 Densley Close
Welwyn Garden City
AL8 7JX

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 17/03/2014 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The scale and design of the proposed side extensions would add additional bulk to the side of the dwelling that would fail to appear subordinate in scale to the existing dwelling and would be visually prominent, by virtue of their width and depth, to the detriment of the character and appearance of the streetscene. Furthermore, the eaves design of the proposed side extensions would fail to appropriately reflect the eaves design of the existing dwelling to the detriment of the design and character of the existing dwelling. The proposal would therefore fail to represent high quality design and would fail to sustain or enhance the character and appearance of the Conservation Area contrary to paragraph 131 of the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan and the Supplementary Design Guidance; Statement of Council Policy 2005.

NOTE:- The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

REFUSED PLAN NUMBER(S): 3018-OS1 & 3018-OS2 & 3018-E01 & 3018-E02 & 3018-P02 received and dated 17 March 2014

Date: **12/05/2014**

Continuation...

Tracy Harvey
Head of Planning