

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

Application No: 6/2016/0929/EM

Date of Refusal: 22 July 2016

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

Development: Conversion of existing garage and existing loft, to include insertion of front and rear dormers

At Location: 30 Sherrardspark Road, Welwyn Garden City, AL8 7JS

Applicant: Mr J Lee

Application Date: 11 May 2016

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

1. The proposed front dormer window, by virtue of its inappropriate design, form, and excessive scale and bulk, would result in an incongruous addition that would fail to be subservient to the front roof slope of the dwelling. The proposal would appear intrusive from Sherrardspark Road and Mandeville Rise and would therefore be of a poor standard of design which would lead to substantial harm to the amenities and values of the Welwyn Garden City Estate Management Scheme. Accordingly, the proposal would represent a poor quality of design and would be contrary to Policy EM1 of the Welwyn Garden City Estate Management Scheme.
2. The proposed replacement of the existing windows would result in significant harm to the character of the property and its contribution to the Estate Management Area by way of the loss of the originally designed multi-pane sliding sash windows and replacement with inappropriate, plain two pane windows. Additionally, owing to the excessive scale of the window proposed to the front of the garage conversion, this would appear as a disproportionate addition which would overly dominate this modest aspect of the property. The proposed development would therefore be of a poor standard of design which would lead to substantial harm to the amenities and values of the Welwyn Garden City Estate Management Scheme. Accordingly, the proposal would represent a poor quality of design and would be contrary to Policy EM1 of the Welwyn Garden City Estate Management Scheme.

3. REFUSED DRAWING NUMBERS: 3771-OS1 & 3771-OS2 & 3771-E01 & 3771-P03 received and dated 11 May 2016.

A handwritten signature in black ink, appearing to read 'CHaigh', written in a cursive style.

Colin Haigh
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.