

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

Application No: 6/2017/2786/EM

Date of Refusal: 5 February 2018

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

Development: Erection of single storey side and rear extension including alterations to openings

At Location: 28 Brockswood Lane Welwyn Garden City AL8 7BG

Applicant: Mr & Mrs A Garratt

Application Date: 11 December 2017

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

1. The proposed rear extension, would result in an excessive depth of built form in relation to the original dwelling which would fail to remain subordinate in scale and respect the character and form of the original dwelling. The extension would result in an incongruous addition that would fail to maintain and preserve the amenities and values of the Garden City and therefore the proposed development would be contrary to Policy EM1 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
4247-E01	A	Plans And Elevations As Existing	11 December 2017
4247-OS1		Location Plan	27 November 2017
4247-OS2		Block Plan	27 November 2017
4247-P01	B	Plans And Elevations As Proposed	27 November 2017

A handwritten signature in black ink, appearing to read 'C Haigh', 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.