

Mr D Farrell
5 Fairfield Crescent
Stevenage
SG1 6GF

Application No: 6/2019/0900/EM

Date of Refusal: 20 June 2019

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

Development: Erection of 2 x two-bedroom semi-detached dwellings with associated vehicular access and parking

At Location: 54 Bridge Road Welwyn Garden City AL8 6UR

Applicant: Sir/Madam

Application Date: 25 April 2019

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

1. The proposed dwellings by virtue of their scale and siting, would represent an unduly cramped and over intensive form of development on the site, poorly related to the established character and form of this part of Welwyn Garden City. This harm would be exacerbated as the development would be visible from public vantage points. The proposed development would fail to maintain or enhance the amenities and values of this part of the Garden City, contrary to Policy EM2 and EM3 of the Welwyn Garden City Estates Management Scheme.
2. By virtue of the amount of hard surface and removal of front boundary hedge, the proposed development would fail to retain an acceptable balance of hard and soft landscaping thereby failing to preserve the unique character and appearance of the site and its locality as required by Policy EM3 and EM4 of the Estate Management Scheme. The proposal would therefore result in harm to the amenities and values of this part of the Garden City.

REFUSED DRAWING NUMBERS

3.	Plan Number	Revision Number	Details	Received Date
	IND-754-E01	A	Existing Site Plan	15 April 2019

IND-754-P01	B	Proposed Site Plan	15 April 2019
IND-754-LP01		Location Plan	15 April 2019
IND-754-P03		Proposed Elevations	25 April 2019
IND-754-P02		Proposed Ground and First Floor Plans	25 April 2019
IND-754-P10	B	Proposed Landscaping Plan	25 April 2019
IND-754-P20		Proposed Access Cross Section	25 April 2019



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.