

Scott & Sampson Architects  
1325 High Road  
Whetstone  
London  
N20 9HR

**Application No:** 6/2021/2211/EM

**Date of Refusal:** 18 October 2021

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

**Development:** Construction of 2x two-storey detached houses and associated parking and access on the land to the rear of 52 & 54 Bridge Road.

**At Location:** 52 Bridge Road Welwyn Garden City AL8 6UR

**Applicant:** Mr M. Tabrizi

**Application Date:** 21 July 2021

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

1. Despite the sympathetic design, the proposed new dwelling to the rear of no.52 would not respect the visual appearance of the area in terms of its siting and would result in a visually over prominent and discordant addition to the rear of the existing property that would result in harm to the character of the site and wider area of Bridge Road. This is exacerbated by the proposal for a similar dwelling within the rear garden of 54 Bridge Road. As a result, the application fails to comply with Policy EM2 of the Estate Management Scheme.

#### REFUSED DRAWING NUMBERS

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
1644.EM2.0 2		Proposed block plan	21 July 2021
1644.EM2.0 1		Location and existing block plan	21 July 2021
1644.EM2.0 3		Proposed plans	21 July 2021

Chris Dale

**Christopher Dale**  
**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](mailto: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](http://www.welhat.gov.uk). You will be notified prior to your case being presented to the Panel of the date, time and location.