

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

Application No: 6/2021/2212/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: 54 Bridge Road Welwyn Garden City AL8 6UR

Applicant: Mr A. Burton

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.54 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 52 Bridge Road.

In addition, the proposal would result in the loss of at least six trees within the rear garden of the existing site that is considered harmful to the verdant setting of the property and character of the wider area.

As a result, the application fails to comply with Policy EM2 and Policy EM3 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
1644.EM2.0 5		Proposed block plan	21 July 2021
1644.EM2.0		Location and existing block	21 July 2021

4

plan

1644.EM2.0

Proposed plans

21 July 2021

6

Chris Dale

Christopher Dale
Head of Planning

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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.