

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2009/1633/EM
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NOTATION:

The site lies within the Estate Management Area of Welwyn Garden City.

DESCRIPTION OF SITE:

The application site consists of a mid terrace dwelling in a row of four which are located on the corner of Parkway and Stanborough Road. The properties are set back from the highway with mature vegetation located at the front.

The property has an existing single storey outhouse at the rear which incorporates a store, toilet and outhouse. This part of the house has a mono pitched roof. Access to the rear garden is via a side access between Nos. 187 and 189 Parkway.

DESCRIPTION OF PROPOSAL:

This application seeks Estate Management Consent for an extension to the existing rear outhouse. The extension would form part of the dwelling and the existing outhouse would be made habitable. The extension would extend the width of the outhouse by 1.59 metres and alterations would be made to the access from the side alley.

Alterations would also be made to the existing roof of the outhouse and would result in the construction of a flat roof with a roof light in the centre of the roof. Furthermore, the entrance into the extension from the side alley would be altered.

PLANNING HISTORY:

None

SUMMARY OF DEVELOPMENT PLAN POLICIES:

1967 Leasehold Reforms Act – Estate Management Scheme:
Estate Management Scheme Policies October 2008:
EM1 – Extensions and alterations

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

None. Period expired.

DISCUSSION:

The main issues are:

- 1. Whether the proposal accords with the Policies of the Estate Management Scheme; and**
- 2. Other Considerations**

1. The character and appearance of much of Welwyn Garden City has a quality that consists of carefully designed layouts with formal and symmetrical patterns where the design and detailing of architecture is in groups and individual buildings. Therefore in order to preserve the unique architectural heritage of the town and its building the Council expects that all applications for extensions and alterations respect and do not harm the character and appearance of the building and the street scene.

The street-scene of Parkway is a good example of suburban Garden City development, where the dwellings are similarly built to a formal layout and relatively repetitive design. The dwelling at the application site forms part of a row of four terrace dwellings which appear identical from the frontage, although extensions have occurred at the rear to partially disrupt the original symmetry.

Policy EM1 of the Estate Management Scheme applies and refers to extensions and alterations and seeks to preserve the unique architectural heritage of the town and its building.

The proposed extension would be sited at the rear of the dwelling and would not be visible from a public view point. It is considered that the proposed footprint of the extension would not dominate the original dwelling and would preserve the architectural heritage of the property.

The general design and appearance of the extension would incorporate a flat roof which would be characteristic of the Garden City. The bricks that would be used would match the existing dwelling which would not detract from its general appearance. Whilst the window detailing of the extension would not match the existing detailing of the windows, it is considered that an appropriate condition could be attached to any consent which may be given, which would ensure that the windows were of a similar design and appearance to the existing dwelling. As such, it is considered that the proposed extension would not have an adverse impact on the character and appearance of the building and as a result would maintain the values and amenities of the Estate Management Area.

As a result of the location, design and size of the extension, it is considered that it would not be detrimental to the residential amenities of the adjoining properties through an overbearing impact, loss of outlook or loss of daylight.

2. There are no other material planning considerations relevant.

CONCLUSION:

The proposed extension would be in keeping with the visual appearance and character of the property and the surrounding area. In its location the proposal would have no detrimental impact in respect of either the neighbouring property in relation to residential amenity of the occupiers, nor the amenity and values of the surrounding area; thereby complying with Management Scheme policy EM1

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1 - 5 EM01a Standard EM conditions

6. The development/works shall not be started and completed other than in accordance with the approved plans and details Drawing No 189 PW/01 Rev A received and dated 17 August 2009 and Drawing No 189 PW/02 received and dated 3 September 2009

7. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

8. The brick work to be used in the development hereby permitted shall be constructed from bricks which shall match the existing brickwork on the original dwelling. There shall be no alteration of this unless previously agreed in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

9. Notwithstanding the submitted plans, prior to development commencing a revised plan shall be submitted to and agreed in writing by the Local Planning Authority which revises the design of the windows to match the existing windows in the property.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development would not have an unacceptably harmful impact on the amenities and values of the area in which it is located. It is therefore in compliance with Estate Management Scheme policy EM1.

INFORMATIVES:

None

DRAWING NUMBERS:

Drawing No 189 PW/01 Rev A received and dated 17 August 2009 and Drawing No 189 PW/02 received and dated 3 September 2009

Signature of author..... Date.....