

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2009/1661/EM
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DESCRIPTION OF SITE: 175 Parkway is a two storey, terraced residential dwelling located to the south of the town centre and on the northern side of the highway.

DESCRIPTION OF PROPOSAL: It is proposed to erect a single storey extension at the rear of the dwelling. The proposed extension would feature a flat roof and would measure 3 metres tall, 4 metres wide and 4.1 metres deep. The extension would adjoin an existing single storey section of the property.

HISTORY:

N6/2009/1140/PA - Erection of single storey rear extension

W6/1999/5200/EM - Installation of rear roof lights – Approved 04-Oct-1999

POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:
EM1 – Extensions and alterations

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS

The application was advertised by means of neighbour notification and a site notice and no representations were received.

DISCUSSION: The main issues are:

- 1. Maintaining or enhancing the character and appearance of the property and surrounding area**
- 2. The impact on the residential amenity of neighbouring dwellings**
- 3. Other material planning considerations**

1. The section of Parkway in the vicinity of the application site is characterised by the presence of sets of two storey, terraced residential dwellings. The proposed rear extension would appropriately feature materials and fenestration to match the existing dwelling and would feature a flat roof design which is characteristic of single storey extensions in the Garden City. The proposed extension would be located on the rear of the dwelling alongside an existing rear section of the property and would measure approximately 3.1 metres tall, 3.9 metres wide, 4.1 metres deep and would be set back by 0.75 metres at a depth of 3.4 metres.

In terms of the positioning of the proposed extension, it is considered that the proposal would be positioned appropriately on the rear of the dwelling, which would have minimal impact on the frontage of the street scene. It is also considered that the scale of the proposal would appropriately remain subordinate to the original form of the property. The proposal would therefore comply with policy EM1 of the Estate Management Scheme and would sufficiently maintain the character and appearance and amenity and value of Welwyn Garden City.

2. The impact of the proposed development on the residential amenity of neighbouring dwellings is considered with regard to the impact on neighbouring properties access to day/sun/sky light and privacy. The proposed extension would be east facing and would be located on the northern rear boundary line of the site, in proximity to the neighbouring property at 173 Parkway. In this instance it is considered that the proposed extension would have an impact on the amenity of the neighbouring property at 173 Parkway, to gain access to day/sun/sky light from midday onwards. However, in this instance it is considered that a combination of the fact that the extension would be stepped in by 0.2 metres from the boundary of the site, would be further set back by 0.9 metres from the boundary from a depth of 3.3 metres and would feature a modest roof height at 2.9 metres, which would minimise the impact of the proposal on the neighbouring properties access to day light and sunlight to an extent that would not warrant refusal on these grounds. The proposal would therefore comply with policy D1 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, Statement of Council Policy 2005.

The proposed extension would feature windows and doors that would look onto the rear property line of the site. It is considered that these windows and doors would be largely obscured from view of the surrounding area by the presence of fencing on the rear property line of the site and therefore would not have an impact on the privacy of neighbouring properties.

3. None

CONCLUSION:

The proposed development would sufficiently maintain the character and appearance of the property and surrounding area, would be sufficiently energy efficient and would not impact on the residential amenity of neighbouring dwellings to an extent that would warrant the refusal of the application on these grounds. The proposal would therefore maintain the amenity and value of Welwyn Garden City.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

EM01.a – 1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.

2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

3. This consent or copy hereof shall be annexed to the Conveyance.

4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details: 1:1250 site location plan & block plan & 2478-P-01A received and dated 31 July 2009 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

7. EM03.a - 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.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme

INFORMATIVES: None

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