

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>W6/2009/1761/EM</b>
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**NOTATION:**

The site lies within the Conservation and settlement area of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The property is a red brick linked semi detached dwelling situated on the eastern side of Fordwich Road in a row of similar designed houses. The property is linked to the adjacent detached house to the north by its and this adjoining property's garage facility. The property has been extended by the addition of a single storey extension to the rear of the garage and an infill between house and garage to create a new side porch.

**DESCRIPTION OF PROPOSAL:**

The proposal is for the installation of a roof lantern in place of an existing doom style roof light in the flat roof section of the single storey extension to the rear of the garage.

**HISTORY:**

W6/2005/242/EM Replacement and Enlargement of Hardstanding  
Approved 12 April 2005  
N6/2003/1710/FP Two storey and single storey rear, single storey side extension  
Refused 16 March 2004  
W6/2003/1712/EM Two storey and single storey rear, single storey side extension  
Refused 16 March 2004  
N6/1994/863FP Single storey side extension, new side porch and alterations  
Approved 13 February 1995  
W6/1994/5412/EM Single storey side extension, new side porch and alterations  
Approved 13 February 1995

**SUMMARY OF ESTATE MANAGEMENT POLICIES:**

Extensions and Alterations Policy EM1

**REPRESENTATIONS**

Neighbour on either side and those opposite and to the rear of the property have been notified, no comments or observations have been received, notification time period for any comments has now expired

**DISCUSSION:**

**The main issues are:**

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

1. The applicants have as part of their application submitted photographs of a roof lantern of the type proposed installed at property in close proximity and on one of the main and well known thoroughfare in and out of the town. The lantern to which the photographs refer was, according to the Council's records granted consent under both planning and Management Scheme covenants as part of a proposed extension at the particular property concerned back in 1999.

With regard to the application site the existing doomed roof light is partially screened from the public/street scene by the front parapet wall to the garage. The neighbouring property to the north has several similar doomed roof lights in the flat roof section of the garage and a possible extension to the rear which are clearly visible from the street scene.

Whilst the proposed lantern would be larger in size and height than the current roof light installed at the property, it would in the Council's opinion have no harmful affect in relation to the appearance and character of the property or adverse impact on the visual amenity within the street scene. The lantern would again be partially screened from the public aspect by the parapet wall to the garage.

**CONCLUSION:**

Whilst the proposed lantern would be larger in size than of the existing roof light, it would have no adverse impact in relation to the property or the visual amenity within the street scene. It would therefore considered acceptable within the criteria and guideline of the Estate Management Scheme policy EM1

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1 - 5 EM01a Standard EM conditions

6 C.13.1 Development in accordance with the Site Plan, Details and Photographs received and dated 28<sup>th</sup> August 2009

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

It is considered that the proposed development does 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:**

Site Location Plan, Details and Photographs received and date stamped 28<sup>th</sup> August 2009

**Signature of author..... Date 06<sup>TH</sup> October 2009**