

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2010/1276/EM
APPLICATION SITE:	177 Parkway

DESCRIPTION OF SITE:

The character of the immediate area is predominantly residential consisting of terraced and semi-detached dwellings. The front gardens within the immediate area feature soft landscaping, pathways and vehicular hardstandings. There are also areas of garages set back from the highway.

The front garden of 177 Parkway is predominantly lawn and flower beds. A formal boundary hedge lines the front and both of the side boundaries and there is a shared footpath. There is currently no break in the hedge. The application site contains a terraced two storey dwelling.

DESCRIPTION OF PROPOSAL:

This application seeks Estate Management consent for the creation of an area of vehicular hardstanding in the middle of the frontage of the dwelling.

This proposal would create an area of hardstanding measuring 3.1 metres wide and 5.0 metres deep. An area of front hedge, 3.1 metres long, would be removed and an area of side hedge, 2.5 metres long.

HISTORY: None

POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:

EM4 - Hardsurfacing

REPRESENTATIONS

The application was advertised by means of neighbour notification and no representations were received. Period expired 14 July 2010.

DISCUSSION: The main issues are:

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

1. Policy EM4 of the Estate Management Scheme states that “*Proposals for hard surfacing, for the parking of private vehicles in front gardens will only be allowed where the works would retain an appropriate balance between hard and soft landscaping and do not result in the loss of any existing hedgerows or landscaping along the boundary, other than the minimum required to access the hardstanding, that would be harmful to the amenities and values of the street scene in which it is located.*” The application site has a frontage length of approximately 6.4 metres and a frontage area of approximately 67 square metres. When combined, the area of vehicular hardstanding and footpath would create an area of approximately 21.5 square metres of hardstanding at the frontage of the dwelling. The area of hardstanding would cover approximately 32% of the frontage which meets the requirements of the policy and is no greater than other hardstandings within the street scene. A section of the front hedge and side hedge is to be removed and this is the minimum required to access the hardstanding and therefore complies with the requirements of the policy. The remaining front boundary hedge and side hedges would be retained and this would continue to screen sections of the vehicular hardstanding and the footpath from the adjoining highway.

It is considered that the proposal, by virtue of its siting, scale and design, would retain an appropriate balance between hard and soft landscaping and would involve the loss of the minimum amount of existing hedgerow to access the hardstanding. Overall it is considered that the proposal would maintain the amenity and values of the Garden City in accordance with Policy EM4.

2. The proposed area of hard surfacing would not impact on the residential amenity of neighbouring dwellings.

3. None.

CONCLUSION:

The proposed development would sufficiently maintain the character and appearance of the property and surrounding area and the amenity and values of Welwyn Garden City. In addition, the proposal would not impact on the residential amenity of neighbouring dwellings.

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 & 1:500 Block Plan & 2586-P01, received and dated 15 June 2010, 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.

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:

The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

DRAWINGS: 1:1250 Site Location Plan & 1:500 Block Plan & 2586-P01, received and dated 15 June 2010.

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