

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2010/1922/EM
APPLICATION SITE:	22 Fordwich Road

NOTATION:

The site is located on land that is subject to control under the terms of the Welwyn Garden City Estate Management Scheme.

DESCRIPTION OF SITE:

The application site is on the eastern side of Fordwich Road. To the north, south and east the site adjoins dwellings and to the west is the highway. The application site has a frontage width of approximately 9.5 metres and a depth of approximately 50 metres. The application dwelling is a two-storey semi-detached property and is set back from the front boundary of the plot by approximately 7 metres. The rear of the dwelling is east facing.

DESCRIPTION OF PROPOSAL:

The application proposes the installation of a satellite dish on the rear elevation of the dwelling at first floor level.

HISTORY: None.

POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:

EM1 – Extensions and Alteration

REPRESENTATIONS

The application was advertised by means of neighbour notification, no representations have been received.

DISCUSSION: The main issues are:

- 1. Does the proposal maintain or enhance the amenity and value of the property and surrounding area**
- 2. The impact on the residential amenity of neighbouring dwellings**
- 3. Other material considerations**

1. This application proposes the installation of a satellite dish on the rear elevation of the dwelling, at first floor level, on the northern side of the dwelling, towards the middle of the pair of semi-detached dwellings. The proposed satellite dish is considered to be a minor addition to the property and would not disturb the appearance of the property. The minimal nature of the proposed addition would ensure that the amenity and value of the property would be maintained. Due to the

siting of the dish, at the rear of the dwelling, towards the middle of a pair of semi-detached dwellings, the proposal would not be visible from the street scene. Overall, it is considered that the proposed satellite dish would not have a detrimental impact on the property or surrounding area.

2. The impact of the proposal on the residential amenity of adjoining occupiers

The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on access to day/sun/sky light, loss of privacy and overshadowing. It is considered that due to the nature of the proposal, its siting, scale and design, it would not have a detrimental impact on neighbouring dwellings access to day/sun/sky light, loss of privacy or overshadowing. It would not have a detrimental impact on the residential amenity of adjoining occupiers.

3. None.

CONCLUSION:

It is considered that the proposed development would maintain the quality and appearance of the property and surrounding area and would not have a detrimental impact on the residential amenity of adjoining occupiers. The proposal would therefore sufficiently 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 & rear elevation, received and dated 18 September 2010, unless otherwise agreed in writing by the Council.

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 Council.

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.....