

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2010/2020/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 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.

This application follows a previous approved application, reference W6/2009/1633/EM at this site where the only alterations proposed are to the fenestration. An additional window is proposed on the end elevation and the location of the permitted window altered. The proposed side elevation includes the loss of one of the windows and the relocation of the patio doors.

HISTORY:

W6/2009/1633/EM: Proposed extension to outhouse. Approved.

SUMMARY OF 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 policy EM1 of the Estate Management Scheme; and**
- 2. Other Material Planning 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.

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. It states that extensions and alterations to existing buildings will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. In addition, the policy states that extensions or alterations should not materially affect the residential amenities of adjoining residents through loss of day/sun/skylight, loss of privacy and outlook.

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.

The only alterations proposed are to the fenestration and therefore no objection is raised with regard to the overall size and bulk of the proposed development. The relocation, addition of and loss of the fenestration is considered would cause no undue loss of privacy to any neighbouring property and a satisfactory residential amenity would be maintained with the occupiers of the adjoining properties.

In conclusion, it is therefore considered that the proposed development would comply with the aims of Policy EM1 of the Estate Management scheme and no objections are raised.

2. There are no other material considerations relevant.

CONCLUSION:

The alterations to the proposed extension from that previously given consent under reference W6/2009/1633/EM would be in keeping with the visual appearance and character of the property and the surrounding area and would have no detrimental impact to the residential amenity of the occupiers. As such, it is considered that the propose development would maintain the amenity and values of the surrounding area; complying with Estate 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 Nos. 189 PW/01 Rev C & 189 PW/08 received and dated 29 September 2010.

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

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

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