

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

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| <b>APPLICATION No:</b>   | <b>W6/2012/693/EM</b>                      |
| <b>APPLICATION Site:</b> | <b>6 Fordwich Road, Welwyn Garden City</b> |

**DESCRIPTION OF SITE:**

The site comprises a 2-storey, end terraced, dwelling of red brick under a plain gabled, concrete pantiled roof, with a flat roofed side extension, flat-roofed lounge bay window to rear and small greenhouse attached to rear adjacent to No. 8 Fordwich Road. A garage serving the dwelling is sited in an adjacent block to the north. The surroundings are residential mainly comprising semi- detached dwellings of similar style, scale and design to the application dwelling.

**DESCRIPTION OF PROPOSAL:**

The proposal is an application for Estate Management Consent for the erection of a single storey side and rear extension.

**ESTATE MANAGEMENT HISTORY:**

N6/2012/0692/FP - Erection of single storey side and rear extension – corresponding planning application - to be determined.

W6/2006/0027/EM - Erection of single storey side extension and rear conservatory – Refused - 06/06/2007.

Reason of refusal:

1. The proposal by virtue of the scale, siting and design would fail to respect the scale and design of the original dwelling and would be detrimental to the visual interests of its surroundings and the character and appearance of the area, contrary to the provisions of the Estate Management Scheme.

N6/2006/0026/FP - Erection of single storey side extension and rear conservatory – Refused - 06/03/2006.

Reason of refusal:

1. The proposal by virtue of the scale, siting, mass and design of the single storey side extension would fail to respect the scale and design of the original dwelling and would be detrimental to the visual interests of its surroundings and the conservation area, contrary to Policies D1, D2, R22 and the Supplementary Design Guidance of the Welwyn Hatfield District Plan 2005.

W6/2004/1739/EM - Erection of single storey side extension and rear conservatory – Approved - 17/01/2005.

N6/2004/1737/FP - Erection of single storey side extension and rear conservatory – Approved - 17/01/2005.

**SUMMARY OF ESTATE MANAGEMENT POLICIES:**

Estate Management Scheme Policies October 2008:

EM1 – Extensions and alterations - 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.

EM3 – Soft Landscaping – Works to trees and hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area and where sufficient justification for the works has been given or there are other considerations that apply.

**REPRESENTATIONS**

This application has been advertised by means of neighbour notification letters. No letters of representation have been received. Period expired 4 May, 2012.

**CONSULTATIONS:**

None.

**TOWN/PARISH COUNCIL COMMENTS:** None.

**DISCUSSION:**

The main issues are:

- 1. The impact on the character and appearance of the dwelling and the area**
- 2. The impact on the residential amenity of adjoining occupiers**
- 3. Other material considerations**

**The impact on the character and appearance of the dwelling and the area**

The main issues relate to the acceptability of the development in terms of its impact on the character and appearance of the existing dwelling, the street scene, and its impacts on the amenities of occupiers of neighbouring properties. Planning permission for a previous scheme was refused in 2006 pursuant to N6/2006/0026/FP. A corresponding Estate Management Scheme application was refused for a similar reason. (See Estate Management site history above).

The approximate measurements for each scheme are:

W6/2006/0027/EM

Width of extension from side elevation = 4.0m

Depth of extension from rear elevation = 3.6m

Length of extension (main side elevation) = 8.2m

Footprint of extensions: 42.52m<sup>2</sup>

W6/2012/693/EM

Width of extension from side elevation = 3.0m

Depth of extension from rear elevation = 3.0m

Length of extension (main side elevation) = 8.2m

Width of extension across rear elevation = (11.4 m min and 12.5m max)

Footprint of extensions: 51.2m<sup>2</sup>

The proposed extensions follow a refusal in 2006. The current extensions are in fact, larger than the previous refusal due to the single storey rear extensions, although the side extension has been reduced in width by 1m. The form of the extension is similar to many single storey extensions on the side of end of terrace dwellings within the town. Although larger, the rear extension is not an issue because it would be screened by a large 1.8m Beech hedge that exists on the side boundary. Therefore the most prominent section would be the side extension when viewed from the north and immediately to the side of the site. There is an existing single storey side section but this is only c.1m wide. The extension would be screened by an existing tree and shrubbery on the open frontage area to the north but part of the extension would be prominent. The applicant has offered to plant a Beech Hedge to mitigate the impact built this would not necessarily serve any useful purpose as the side windows in the extension would mean it would never grow more than 1.2m. However, some landscaping would be beneficial in terms of reducing the impact.

The reduction in width of the extension and the slight reduction in height would reduce the impact, albeit that a single storey side addition has also been added. However, given the location of the Beech hedge to the side, the fact that this would be retained, save a small section to allow for the construction of the extension means that the proposal would not be so harmful to the conservation area, subject to additional landscaping that it should be refused on these grounds alone.

It is unclear from the drawings whether the ground floor side windows would match the original in terms of size and design so a condition should be imposed on any approval to ensure compliance with EM1.

As such, the proposed extensions to 6 Fordwich Road are considered to be acceptable and subject to conditions would maintain the amenities and values of the Garden City in accordance with Policies EM1 and EM3.

**The impact on the residential amenity of adjoining occupiers**

The extensions are proposed to be sited to the side and rear of the existing dwelling, and are single storey. The attached adjoining dwelling at No. 8 Fordwich Road shares an angled boundary with No. 6. The proposed rear dining room extension would be 3.0m deep, however, it would be sited at an angle away from No. 8 and as such would have a minimal impact on the amenities of occupants of this adjoining dwelling through any loss of light or outlook. No windows are proposed to be inserted in the extension that would face this neighbouring dwelling.

### **Other material considerations**

**Protected Species** The presence of protected species is a material consideration, in accordance with the NPPF; Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. The existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

**CONCLUSION:** The extensions proposed represent an unacceptable increase in the size and bulk of the existing end-terraced building. On account of its design, size and location, it is likely that the proposal would be detrimental to the design and character of the dwelling and the character and appearance of the area, contrary to the provisions of Policies EM1 and EM3 the Estate Management Scheme 2008. The proposal would not have a detrimental impact on the amenity of the adjoining occupiers in accordance with Policies and EM1.

### **RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS**

#### **EM01**

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 are 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 Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

#### **EM03**

The brickwork, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall match that used in the existing dwelling, unless otherwise agreed in writing by the Council.

Reason: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and policies EM1 and EM3.

3. The development/works shall not be started and completed other than in accordance with the approved plans and details Drawing No. 01 received and dated 27 March 2012 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.

4. The windows in the approved extension shall match the design and size of the existing two pane ground floor window in the front elevation and the existing single pane window in the first floor side elevation

Reason: In accordance with Policy EM1 of the Estate Management Scheme.

**Reason for approval:** 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 the Estate Management Scheme.

#### **INFORMATIVES:**

##### INF1. Other Legislation

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

##### INF2 Ownership

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.

##### INF11 Damage to Grass Verges

Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

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