

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	W6/2012/1272/EM
APPLICATION Site:	22 Rooks Hill, Welwyn Garden City

DESCRIPTION OF SITE: The application site is a two storey, semi – detached residential dwelling located to the south of the town centre and on the southern side of the highway.

DESCRIPTION OF PROPOSAL: The proposal seeks estate management consent for removal of the external porch door and replacement garage door and existing internal front door.

HISTORY:

W6/2011/0367/EM - Erection of single storey extension and extension to garage.
Granted 27 April 2011

POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:

EM1 – Extensions and alterations

REPRESENTATIONS

The application was advertised by means of neighbour notification and no representations were received.

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 EM1 of the Estate Management Scheme refers to extensions and alterations and seeks to preserve the unique architectural heritage of the town and its buildings. The proposal seeks to remove the existing porch door to create an open porch area. The porch design of properties within the existing streetscene vary

with some porches located on the front elevation and some on the side elevation of the dwelling. Apart from neighbouring property, No. 20 Rooks Hill which has a closed porch similar in design to the application dwelling, a large proportion have an open porch design with the front door either flush with the front elevation or set back within the porch. The proposal to remove the existing porch doors to create an open porch would have minimal impact upon the character of the existing streetscene.

The proposal also seeks to replace the existing internal front door which will become more visually prominent within the streetscene with the removal of the porch doors. However, the replacement door will remain white in colour and with a half glazed design. The existing front doors within the surrounding streetscene comprise of a mixture of half glazed and full glazed front doors. Therefore, the proposal for a half glazed door is not considered to appear out of character within the existing streetscene. Furthermore, the proposed replacement garage door will remain white in colour and therefore will not appear out of character within the existing streetscene.

Overall, the proposed development is therefore considered to sufficiently maintain the character and appearance of the property and surrounding area and the amenities and values of Welwyn Garden City in accordance with policy **EM1** of the Estate Management Scheme.

2. The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light and privacy. The proposal relates to alterations to the front elevation of the dwelling which front the highway and therefore would not have an impact on the residential amenity of neighbouring properties.

3. **Protected Species:** The presence of protected species is a material consideration, in accordance with Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981. In the UK the requirements of the EU Habitats Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states: *"a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions."* The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals, however the existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would an EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

CONCLUSION:

The proposed development would sufficiently maintain the character and appearance of the property and surrounding area and would not impact on the residential amenity of neighbouring dwellings. 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: Site Location Plan (1:1250) received and dated 28 June 2012 & Proposed Front Elevation of Property & New Door Details received and dated 4 September 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.

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.....