

**WELWYN HATFIELD BOROUGH COUNCIL – ESTATE MANAGEMENT SCHEME**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>W6/2013/367/EM</b>
<b>APPLICATION Site:</b>	<b>6 Fordwich Road, Welwyn Garden City</b>

**NOTATION:**

The site lies within the Estate Management Scheme area under the Leasehold Reform Act 1967

**DESCRIPTION OF SITE AND PROPOSAL:**

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.

Permission ref. W6/2012/693/EM allowed the erection of a single storey side and rear extension. This proposal seeks the same proposed works, but with a reduction in width of the west side elevation by 0.4m along the first 2.7m of the total 8.2m depth from north to south, and an extension of the width of the remaining 5.5m of the west side elevation by 0.2m, within the garden boundary.

The proposal also includes provision for two 1200mm x 900mm rooflights on the half of the flat roof of the rear (south) elevation nearest to No.8.

**EMS HISTORY:**

W6/2012/693/EM - Erection of single storey side and rear extension – Approved  
22/05/2012

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

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

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.

**POLICIES:**

Estate Management Scheme (EMS) Policies (October 2008):

EM1 – Extensions and Alterations

**CONSULTATIONS:** None

**TOWN/PARISH COUNCIL COMMENTS:** None

**REPRESENTATIONS:**

This application has been advertised and no representations have been received. Period expired 14/03/2013.

**DISCUSSION:**

The main issue is:

- 1. Whether the proposal maintains and enhances the amenities and values of Welwyn Garden City and neighbouring occupiers**

**EM1 – Extensions and Alterations**

Policy EM1 of the Estate Management Scheme is relevant and concerns extensions and alterations. It seeks to preserve the unique architectural heritage of the town and its buildings and only allows extensions and alterations if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and does not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.

It is considered that the proposal, by virtue of its siting, scale and detailed design, maintains and enhances the amenities and values of the Garden City.

The proposal would be similar to that proposed and approved under application ref. W6/2012/693/EM except for a 0.4m reduction along part of the west side elevation and a 0.2m increase in the width of the remainder of that elevation, and accordingly, would result in the same discernible mass on the side extension as the existing approved design and would not result in a design, scale or appearance which would be detrimental to the amenities and values of the Garden City.

**Proposed rooflights**

In order to be able to respond to the large amount of requests for roof alterations and energy efficiency measures such as Solar PV panels, following public consultation the council has approved a new Policy approach within the Welwyn Garden Estate Management Scheme Areas to deal with roof alterations and this is as follows:

- Estate Management Consent will only be granted for energy efficiency measures and other roof alterations where they are sited on the rear or side

roof slope and are sited to minimise the effect on the external appearance of the building.

- Estate Management Consent will only be granted if the proposed alteration, when viewed from any surrounding public vantage point does not have a detrimental impact on the character and appearance of the street scene and the wider amenities and values of the area.
- Exceptions to this Policy approach will apply where, in the judgement of the case officer the architectural design and style of an individual property or the wider character of the area means that an alteration on a principal roof slope of a property would not have a detrimental impact on the character and appearance of the street scene and wider amenities and values of the area.
- In all cases the decision maker will continue to weigh the environmental benefits of energy efficiency measures against the visual impact.

This above approach applies to the installation of Solar PV, Thermal equipment, wind turbines, flues, new chimneys, dormer windows, roof lights, sunpipes, aerials and antenna and any other alterations to the roof of a property covered by the Estate Management Scheme.

The two rooflights proposed as part of this application have subsequently been installed and are sited on the rear (south) flat roof element of the extension, on the half of the elevation adjacent to No.8. They are not shown on the elevations on the submitted plans. This therefore shows that they were designed to be flush with the roof. The proposal would have an impact on the street scene because of its location as the property features three elevations (west, north and south) which are prominent from the street scene due to its siting side-on to the street. The south elevation, and flat roof element where the rooflights are proposed (and have subsequently been installed) is directly visible and prominent when travelling along Fordwich Road to the south of the property. The rooflights appear as a prominent and incongruous addition to both the property and the street scene due to their design, bulk, height of projection above the flat roof, and siting. Other such additions which are directly visible from the street scene do not feature on properties in the surrounding area of the street scene. Accordingly, the rooflights have a detrimental impact on the character and appearance of the street scene and wider amenities and values of the area.

In relation to the impact on the residential amenity of adjoining occupiers the impact of the proposed development on the residential amenity of neighbouring dwellings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, overshadowing, whether the proposal would be overbearing and cause loss of outlook and in terms of overlooking/privacy. The proposal would be sited to the side and rear of the existing dwelling, and would be single storey in scale. 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. The rooflights are not of a sufficient scale or bulk as to result in a discernible impact upon the residential amenities of a neighbouring property. Accordingly, given the design of the proposal it is considered that it would not be detrimental to the residential amenity of adjoining occupiers sufficient enough to warrant refusal.

Due to the rooflights proposed, it is considered that the proposal, by virtue of its siting, scale and detailed design, fails to maintain and enhance the amenities and values of the Garden City.

**CONCLUSION:**

The proposal, by virtue of the rooflights which appear as a prominent and incongruous addition to both the property and the street scene due to their design, bulk, height of projection above the flat roof, and siting, would have a detrimental impact on the character and appearance of the street scene and the wider amenities and values of the area. It fails to maintain and enhance the amenities and values of the Garden City and is therefore not compliant with the Estate Management Scheme.

**RECOMMENDATION: REFUSAL AND REASON:**

1. The proposal, by virtue of the rooflights which appear as a prominent and incongruous addition to both the property and the street scene due to their siting, design, bulk and height of projection above the flat roof, would have a detrimental impact on the character and appearance of the street scene and the wider amenities and values of the area. It fails to maintain and enhance the amenities and values of the Garden City and is therefore not compliant with the Estate Management Scheme.

**INFORMATIVES:**

1. The plans approved under planning permission ref. N6/2012/0692/FP and subsequent amendments would require an amendment to incorporate the rooflights as proposed in this application and subsequently installed on the application property. This is because as per this application, the projecting rooflights as installed are not shown on the elevations on the approved plans of that permission. This therefore shows that they were designed to be flush with the roof.

However, the rooflights as installed would not normally be granted planning permission, as they would result in a prominent and incongruous addition to both the property and the street scene due to their siting, design, bulk, and height of projection above the flat roof. This is particularly so as the site lies within a conservation area. Accordingly, the local planning authority requires that the rooflights are removed and replaced with those as per the approved plans, flush with the roof slope.

**REFUSED DRAWING NUMBER:** 01 received and dated 21 February 2013.

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