

WELWYN HATFIELD BOROUGH COUNCIL – ESTATE MANAGEMENT SCHEME
DELEGATED REPORT

APPLICATION No:	W6/2013/1580/EM
APPLICATION Site:	14 Fordwich Road, Welwyn Garden City

NOTATION

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

DESCRIPTION OF SITE AND PROPOSAL

The application site comprises of a two storey semi-detached dwelling which is finished in a red facing brick under a hipped plain tile roof. The property is set back from the highway with a driveway and a garage to the side with a flat roof. The property has a large extension to the rear in which permission was given some time in the past. This property is located in an area where there are mainly two storey semi-detached dwellings which are linked by flat roof garages. There are also a few examples of detached dwellings.

The applicant seeks for Estate Management Consent for the erection of a single storey rear extension with flat roof incorporating a rooflight. The proposal measures approximately 7.1m in width and 2.9m in depth. The flat roof would be constructed 2.7m above ground level and the rooflight would project 0.2m above the flat roof. The applicant also wishes to construct a porch serving the secondary front door, located in the alley way between the garage and main dwelling. The porch is proposed to be 0.9m wide by 2.1m in depth. The flat roof for the proposed porch would be to match that of the existing single storey flat roof.

EMS HISTORY

W6/1998/5369/EM - Enclosure of front garden with planting of privet hedge – Approved 12/10/1998

POLICIES

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 29/08/2013.

DISCUSSION

The main issue is:

- 1. Whether the proposal maintains and enhances the amenities and values of Welwyn Garden City**
- 2. The impact of the proposal on the residential amenity of adjoining neighbours**

1. Whether the proposal maintains and enhances the amenities and values of Welwyn Garden City

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.

A single storey extension is proposed at the rear of the property at 14 Fordwich Road. The proposal includes a flat roof which would be in-keeping with the design of the existing dwelling as well as the being consistent with the architectural detailing of the Garden City. As the extension would have a flat roof and be single storey, it would not be visible from the public vantage point of Fordwich Road. This will retain the visual gap at first floor level between properties; preserving the unique architectural heritage of the location.

It must be noted that the proposed dimensions of the extension are relatively modest when compared to the size of the existing dwelling, and other larger alterations on properties within the surrounding area. A condition requiring the use of matching external materials would be a reasonable requirement to ensure that the design quality expected by the Estate Management Scheme is secured.

The proposed porch to the front elevation would match that of the adjoining dwelling at no.16. It is considered that the existing alleyway on the property between the garage and main dwelling is a feature which is commonplace in the area; it works as an architectural aesthetic break in the front wall. The porch would infill some of this alleyway, however it would not extend all the way to the front wall and so this distinctive appearance would be maintained.

Accordingly, the proposal would sufficiently maintain the character and appearance of the property as well as the amenities and values of Welwyn Garden City in accordance with policy EM1 of the Estate Management Scheme.

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

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, loss of privacy/overlooking and impact on outlook.

The neighbouring property of no.16 Fordwich Road adjoins the applicant's property. The proposed extension will be built up to the boundary with no.16. However as the development is single storey and the land is level with the neighbour's property, there would be no overly dominant or overbearing appearance when viewed from the neighbour's property. In addition, the resultant property at no.16 would not impact on the level of day/sun/sky light afforded to the adjoining neighbours thanks to the proposed orientation and scale. Accordingly the proposal would not be detrimental to the residential amenity of adjoining occupiers.

CONCLUSION

It is considered that the proposal maintains and enhances the amenities and values of the Garden City and is compliant with the Estate Management Scheme.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. 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 remains 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. The development/works shall not be started and completed other than in accordance with the approved plans: 3089-OS1 & 3089-OS2 & 3089-P01 received and dated 22 July 2013.

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.

POST-DEVELOPMENT

- 7. EM03 The brickwork, rooftile, 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, EM2,

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.

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