

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT**  
**DELEGATED REPORT**

**APPLICATION No:** W6/2015/0249/EM

**SITE ADDRESS:** 181 Parkway

**DESCRIPTION OF DEVELOPMENT:** Erection of single storey side extension. Part replacement of external outbuildings, installation of downstairs WC and widen the existing garage

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**RECOMMENDATION: APPROVAL WITH CONDITIONS**

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**1. SITE AND APPLICATION DESCRIPTION:**

The application site is located east of Parkway and comprises a two storey end of terrace dwelling house with detached garage and outbuildings located to the northern side of the property behind a linked attached brick facade parapet wall to the side with part of the area located under a flat roof covering. The front is set back from the highway and includes hardstanding and grassland. The streetscene is residential in character. The host dwelling is finished in a mixed red brick with hipped roof and concrete tiles.

The application seeks estate management consent for the erection of a single storey side extension, part replacement of external outbuildings and the widening of the existing garage, and bin store area. No additional bedrooms are proposed.

**2. SITE DESIGNATION:**

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

**3. EMS HISTORY:**

None

**4. CONSULTATIONS:**

None

**5. NEIGHBOUR REPRESENTATIONS:**

No representations have been received from the public.

**6. POLICIES**

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

EM1 – Extensions and Alterations

**7. ANALYSIS**

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 do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.

The applicant proposes the erection of a single storey side extension, and part replacement of the existing outbuildings. The proposal would widen the existing garage, retain the existing side element, and part extend and replace the existing outbuildings with this section of the extension in filling the gap beyond the existing brick façade, and between the existing garage / outbuildings, and flank wall.

Whilst the proposal would increase the mass, scale and bulk to the host property its impact would be limited given it would retain its existing (maximum) height, depth along the northern boundary. Furthermore the proposal would retain the existing flat roof design, garage door and brick facade appearance to the front, and would have a modest proposed projection to the rear. In this context, and taking into consideration that the proposal would have no discernible visual presence within the streetscene, it is considered a subordinate addition to the host property in terms of its added bulk, mass and scale.

The fenestration change; to the front proposes a replacement door and new single window; and the changes to the rear also propose a replacement door and new single window. Although the proposed changes would differ from the existing fenestration, the proposal is considered acceptably sensitive to the existing fenestration in the property. Furthermore they would be Georgian in style in keeping with other doors and windows within the host property. Additionally the proposed bin store area to the front is considered an acceptable design.

In relation to the impact on the residential amenity of adjoining occupiers the impact is measured in terms of neighbouring properties access to day/sun/sky light, overshadowing, loss of privacy/overlooking and impact on outlook. Given the design of the proposal it is considered that the proposal would not be detrimental to the residential amenity of adjoining occupiers sufficient enough to warrant refusal.

### **8. CONCLUSION:**

Whilst the proposal would increase the mass and bulk to the side of the host property, it would be single storey and would appear as a subordinate additions to the original dwelling. Furthermore it is considered the proposal would retain its existing appearance to the front, and would not have a discernible presence on the streetscene. Additionally the proposal is not considered unduly overbearing to neighbouring properties and would not impact on their privacy to warrant a refusal. No objection has been received. Overall it is considered that the proposal maintains and enhances the amenities and values of the Garden City and is therefore in compliance with the Estate Management Scheme.

**9. CONDITIONS:**

1-5. EM01.a

6. EM.13.1 Development in accordance with approved plans and details 2014-78-P 101 and 2014-78-P 301 and 2014-78-P 211 and 2014-78-P 401 and 2014-78-P 411 and 2014-78-P 201 received and dated 6 February 2015 unless otherwise agreed in writing by the Council.

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 Council.

7. EM03 - The brickwork, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension 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 Policy EM1

**REASONS FOR APPROVAL**

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.

**INFORMATIVE:**

1. INF. 11

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