

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

APPLICATION No: W6/2015/0403/EM

SITE ADDRESS: 16 Rooks Hill, Welwyn Garden City

DESCRIPTION OF DEVELOPMENT: Erection of single storey rear extension

RECOMMENDATION: APPROVE WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The application property is a two storey semi-detached dwelling constructed of facing brickwork under a hipped roof. The application property is located within a residential area, within the Conservation Area, and the majority of surrounding units are similar in build and form to the application property.

This application seeks Estate Management consent for the construction of a single storey rear extension. This structure would have a maximum height of approximately 2.9m, a width of 7.1m and a depth of 3m.

2. SITE DESIGNATION:

The site lies within an area covered by the Welwyn Garden City Estate Management Scheme

3. RELEVANT HISTORY:

None relevant.

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

None received

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.

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.

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 is not detrimental to the residential amenity of adjoining occupiers sufficient enough to warrant refusal.

Having regard to the above, it is considered that the proposal is not contrary to policy EM1.

8. CONCLUSION:

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; 3001/01 & 3001/02 & 3001/05 & 3001/03 & 3001/04 received and dated 27 February 2015
- 7. EM03

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