

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: W6/2015/0965/EM

SITE ADDRESS: 12 Fordwich Road

DESCRIPTION OF DEVELOPMENT: Replacement of garden side gate

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The application site is located to the east of Fordwich Road, and comprises of a two storey detached dwelling. The dwelling has benefitted from part single storey, part two storey rear and single storey side extensions. The dwelling is set within a small site of 4 dwellings, set back from Fordwich Road. The layout is somewhat inconsistent with the rest of Fordwich Road, where the properties face the street. The street scene is residential in character with a mixture of terraced, semi and detached dwellings, soft landscaping dominates. The existing front door has a plain wooden style with little architectural features. The application dwelling is finished in red brick with gable roof and concrete tiles.

The application seeks estate management consent for a replacement side gate.

2. SITE DESIGNATION:

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

3. EMS HISTORY:

W6/2014/0647/EM - Replacement of front door A(G) 29/05/2014

W6/2012/2295/EM - Erection of part single storey, part two storey rear and single storey side extension A(G) 21/12/2012

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)**

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.

Although the proposed alteration would be to the front elevation, the property is set back approximately 34m from Fordwich Road and the development would be partially concealed from the street scene by a row of four garages. It is therefore considered that the proposal would not be highly visible from the public vantage point of Fordwich Road and therefore would have limited impact upon the street scene and the character of the property.

While there are examples of various design styles and sizes within the area, they have not changed the character of this section of Fordwich Road. Even though the proposed gate would be larger than the original, there is flexibility in size. Although the proposal does not match the design of the existing it would be to the side and made of wood in keeping with the original wooden style. Therefore the impact of the proposed style of gate on the character of the street scene and wider garden city would not be so unacceptable to warrant a refusal in this case. It is therefore considered that the proposal would maintain and enhance 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 nature 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:

The proposal to replace the existing side gate would be acceptable because the property is set back approximately 34m from Fordwich Road and the development would be largely concealed from the street scene. Furthermore the impact of the proposed style of gate on the character of the street scene and wider garden city would not be so unacceptable to warrant a refusal in this case. It is therefore considered that the proposal maintain and enhance the amenities and values of the Garden City and is therefore in compliance with EM1 of the Estate Management Scheme.

9. 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. EM.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) and Block Plan (1:500) and Existing Elevation Plan and Proposed Elevation Plan received and dated 6 May 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.....