

E.M.1.

Development Management, Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707) 357000
Email: planning@welhat.gov.uk

**Application by owner/lessee for approval under Welwyn Garden City
Estate Management Scheme**
The Management Scheme*
Leasehold Conditions*

a) Applicant (Owner or Lessee) Name: <u>DAVID HORTON</u> Address: <u>165 PARKWAY</u> <u>WELWYN GARDEN CITY</u> <u>HERTFORDSHIRE</u> Postcode: <u>AL8 6JA</u>	b) Agent (if any) Name: Address: Postcode : Telephone no: Mobile no: Email:
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c) Site Address (if different from a):

d) Description of Proposal: Construct hardstanding on front garden for 2 vehicles previously parked on road. Hard standing covers less than 50% of frontage & appropriate drainage will be installed.

e) Have the works already been carried out or started? ~~YES~~ **(NO)**

f) Has assistance or prior advice been sought from the Council regarding this application, if yes, please give details:- (multiple phone calls, latest dated below).

Officer: unknown Date: 02-03-16

g) The site is: **(Freehold)** or Leasehold (please circle which is applicable)
If Leasehold enter the date of the Lease:

APPLICANTS/AGENT SIGNATURE **DATE:** 02-MAR-2016

Please note that the information provided on this application form and in supporting documents may be published on our website. If you require any further clarification, please contact our planning department.

APPLICATION FOR ESTATE MANAGEMENT CONSENT NOTES FOR E.M.1.

Much of the attractive environment of the District results from the careful planning and control over buildings and their settings. This control, which is in addition to planning permission, covers fairly detailed changes including alterations to houses, erection of garden sheds and fences and removal of hedges, etc. Proposals, which could be detrimental to amenity or values in your neighbourhood are subject to control by the Council.

Use this form;

IF * Your property is, or was originally, leased from or was bought from the Council or the Development Corporation Commission for the New Towns.

OR* You live in a freehold property in Welwyn Garden City, then it is likely that covenants on your deeds require that you must get the Council's consent for changes and if it lies within the Welwyn Garden City Estate Management Scheme area

If your property lies outside the Estate Management Scheme area you may still require consent under Conveyance or Leasehold conditions. These applications are dealt with by the councils Estates Department and for further guidance please contact them on 01707 357000. If you are in any doubt, check your deeds, the area of the Scheme (online at www.welhat.gov.uk) or contact the Planning Department, who will be happy to help.

Please note that, unlike planning permission, only the owner or lessee can submit the application rather than a prospective purchaser or neighbour.

*It is the Council's policy to notify neighbours of proposals which may affect them. As part of this we publish the application on the councils website. Please let us know if you need any clarification.

TO SUBMIT YOUR APPLICATION YOU WILL NEED:-

- One completed application form
- Ordnance Survey plan at a legible scale (1:1250/1:2500) with the site outlined in red.
- Block plan at a legible scale showing existing/proposed buildings, fences, boundaries, hard surfacing, trees etc.
- Existing and Proposed Plans & Elevations at a legible scale (1:50 or 1:100) in accordance with our validation checklist
- Supporting justification for the proposal
- Retrospective applications will require a fee

REMEMBER

- You may also need Planning Permission
- You may also need Building Regulation Approval

www.welhat.gov.uk

