

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0355/EM
Location: 165 Parkway, Welwyn Garden City, AL8 6JA
Proposal: Formation of hardstanding to front garden.
Officer: Ms L Hale

Recommendation: Granted

6/2016/0355/EM

Context			
Site and Application description	<p>The application site is located east of Parkway and consists of a two storey end of terrace residential dwelling with a side garage. The host dwelling is set back from the highway and has a front garden which includes soft landscaping and vehicle hardstanding in front of the garage. The area is residential in character consisting of terraced and semi-detached properties.</p> <p>The applicant seeks Estate Management consent for the construction of a vehicle hardstanding on the front garden for two vehicles previously parked on the Parkway. The hardstanding will cover less than 50% of the frontage and appropriate drainage will be installed.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	None		
Consultations			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	N/A		
Relevant Policies			
EM3 EM4			
Considerations			
Does the design (form, size, scale, siting) and character (appearance within the streetscene) maintain and/or enhance the amenities and values of the area?			
Yes No N/A			
Comment (if required):			
<p>Policy EM4 of the Estate Management Scheme states that “Proposals for hard surfacing, for the parking of private vehicles in front gardens will only be allowed where the works would retain an appropriate balance between hard and soft landscaping and do not result in the loss of any existing hedgerows or landscaping along the boundary, other than the minimum required to access the hardstanding, that would be harmful to the amenities and values of the street scene in which it is located.” The application site has a frontage length of approximately 11.4 metres and a frontage area of approximately 110 square metres. When combined, the area of vehicular hardstanding and</p>			

footpath would create an area of approximately 54 square metres of hardstanding at the frontage of the dwelling. The area of hardstanding would cover approximately 49% of the frontage which meets the requirements of the policy which outlines that the council will aim to ensure that a significant proportion, around 50% of soft landscaping is maintained, unless individual circumstances indicate that this would not be appropriate.

The front garden does not have a front boundary hedge; however dense front boundary hedgerows are a common feature of Parkway. The property does have a small side boundary hedge, that will be removed to allow access to the hardstanding. Policy EM3 outlines that “*works to trees and hedgerow will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area*”. In order to access the hardstanding the side hedge will be removed, as the side hedge is fairly sparse and small, it is not considered to result in a detrimental harm to the character and amenities of the area.

It is considered that the proposal, by virtue of its siting, scale and design, would retain an appropriate balance between hard and soft landscaping and would involve the loss of the minimum amount of existing hedgerow to access the hardstanding. Overall it is considered that the proposal would maintain the amenity and values of the Garden City in accordance with Policies EM3 and EM4 of the Estate Management Scheme.

Does the development minimise impact on neighbours?

Yes No N/A

Comment (if required):

The proposed hardstanding would not have a detrimental impact on the residential amenity of the neighbouring dwellings. The proposal is considered to be acceptable as it would maintain the amenity of the neighbouring occupiers and so the proposal accords with Policies EM3 and EM4 in this regard.

Vehicle Hardstandings Only. Sections (a) and (b) completed only if hardstanding proposed

(a) Would the hardstanding retain an appropriate balance between hard and soft landscaping?

Yes No

Comment (if required):

The front garden is approximately 110 square metres, and then proposed hardstanding would measure 54 square metres, and will take up 49% of the soft landscaping. The requirements of Policy EM4 outlines that the council will aim to ensure that a significant proportion, around 50% of soft landscaping is maintained, unless individual circumstances indicate that this would not be appropriate. The balance between hard and soft landscaping is therefore considered to be acceptable.

(b) Would only the minimum length of hedgerow required to access the hardstanding be removed? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if required):

The front garden features grass, flower beds, a tree and a minimal side boundary hedge. The side hedge has been proposed to be removed to allow access to the hardstanding. This is considered acceptable as the proposed front garden layout has been designed to retain sufficient soft landscaping, without detracting from the character of the area. The proposal is considered to maintain the amenity and values of the Garden City.

Any other considerations

N/A

Conclusion

The proposed development would have an acceptable impact on the amenities and values of the existing property, its site and the surrounding Estate Management Area, and would not have any significantly adverse impact on the residential amenity of neighbouring properties. The proposal is

found to be acceptable and in accordance with Policies EM3 and EM4 of the Estate Management Scheme.

Conditions:

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Site Plan & Planning Support Statement received and dated 2nd March 2016 and Existing Front Layout & Proposed Front Layout received and dated 16th March 2016 & Supporting Information received and dated 6th May 2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

Informatives:

Determined By:

Mr A Mangham
11 May 2016