

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

DELEGATED APPLICATION

Application No: 6/2016/1452/EM
Location: 12 Rooks Hill, Welwyn Garden City, AL8 6ET
Proposal: Erection of two storey, single storey rear extension and alterations
Officer: Ms L Hale

Recommendation: Granted

6/2016/1452/EM

Context			
Site and Application description	<p>The site comprises of a two storey semi detached dwelling located to the south side of Rooks Hill. The property has a side/ rear garage built up to the east boundary of the site and a rear conservatory sited to the west of the property. The area is residential in character featuring properties of similar size and appearance.</p> <p>The proposal seeks Estate Management consent for the erection of a part two storey, part single storey rear extension. This proposal follows a similar scheme granted in 2015 for a part two storey, part single storey rear extension.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	6/2015/2486/EM - Erection of part two storey, part single storey rear extensions and alterations – Granted 26/02/2016		
Consultations			
Neighbour responses	Support: 1	Object: 0	Other: 0
Summary of neighbour responses	<p>Neighbour response received 17/08/2016 10 Rooks Hill:- <i>"I note and support the changes made to the original plans (which were previously approved by the council); in particular the change to bring the external wall (of the single story part of the extension) further away from the boundary between no. 10 and no.12. I have discussed the plans with the applicants at no. 12, particularly in relation to the boundary between the properties and the removal of a portion of the hedge."</i></p>		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
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?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if required): 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 proposal seeks estate management consent for a part two storey (hipped roof design) and part single storey rear extension (with a flat roof, parapet wall and roof light). The proposed development would be set in from the boundary shared with No.10 Rooks Hill by approximately 0.4 metres at single storey and 2.5 metres at first floor level. It would extend 6.5 metres wide and 4 metres in depth off the rear wall, and 3.2 metres in height.

The proposed extension at ground floor level would host a flat roof, which would be in keeping with the character of the area. The two storey rear addition would host a hipped roof, which would reflect the design of the host dwelling. The materials and fenestration detailing would match those used in the host dwelling.

In summary, the proposed development is considered in keeping with the character and appearance of the dwellinghouse, the adjoining dwellings and the surrounding area and is considered to maintain and enhance the amenities and values of the Garden City and accords with Policy EM1 of the Estate Management Scheme.

Does the development minimise impact on neighbours?

Yes No N/A

Comment (if required):

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.

No.10 Rooks Hill adjoins the host dwelling. No.10 benefits from an existing rear conservatory. The proposed development would be set in from the boundary shared with No.10 Rooks Hill by approximately 0.4 metres at single storey and 2.5 metres at first floor level. It would extend 6.5 metres wide and 4 metres in depth off the rear wall. Given the modest height of the single storey element, and distance between the first floor element, the proposed extension is not considered to result in any loss of residential amenity in the form of loss of light, loss of privacy or overbearing impact.

No. 14 is sited to the east of the application site and with a separation distance of some 6.5m between the properties it is not considered that the proposed development would result in any amenity implications.

A first floor window to the east elevation is proposed to accommodate a bedroom. This would overlook No.14 and therefore should be conditioned as obscure glazed and non opening from a height of 1.8 metres from the internal ground floor of the room to prevent overlooking or loss of privacy.

In summary, the extension would have an acceptable relationship with the adjoining and surrounding residential properties in respect of its impact on the amenity of adjoining occupiers and complies with Policy EM1 of the Estate Management Scheme.

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 property benefits from a side garage and parking at the front. The proposed development would not increase the number of bedrooms and therefore the current parking situations remains.

(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):

Any other considerations

N/A

Conclusion

The proposed extensions would be in keeping with the design, appearance, materials and architectural detailing used in the existing building and maintains the amenities and values of the surrounding area as well as the residential amenity of adjoining occupiers. Accordingly, the development complies with Policy EM1 of the Welwyn Garden City Estate Management Scheme.

Conditions:

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

8144-P01 & 8144-P02 & 3758-OS1 & 3758-OS2 received 18th July 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. 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 Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

6. The brickwork, bonding, mortar, roof tiles, cladding and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall match that used in the existing dwelling.

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 Policies EM1.

7. The first floor window to the east elevation of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

Determined By:

Mrs L Hughes
7 September 2016