

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/0843/EM
Location: 1 Stanborough Mews Welwyn Garden City AL8 6DB
Proposal: Change of use and alterations to convert double garage to home office
Officer: Mr A Sabir

Recommendation: Granted

6/2017/0843/EM

Context			
Site and Application description	<p>The application property forms one of a pair of semi-detached dwellings located within a cul-de-sac of similar dwelling house types. The streetscene is characterised by modern dwellings, each with off-street parking. The properties on Stanborough Mews have a mixture of lawn, hedgerows and planting as part of their frontage.</p> <p>The proposal seeks permission for the change of use from double garage to home office with consequent changes to the elevations.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	No relevant estate management history.		
Consultations			
Neighbour responses	Support: 0	Object: 0	Other: 1
Summary of neighbour responses	<p>5 Stanborough Mews - Comment:</p> <p>No objection, but concerns over building being changed to a business or residence. Parking provision is an issue on Stanborough Mews.</p>		
Summary of Statutory Consultee Responses	<p>1. Councillor Helen Bromley: No response 2. Councillor Fiona Thompson: No response 3. Councillor Rachel Basch: No response</p>		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others: None			
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):

The application site is located within a small cul-de-sac which backs onto Longcroft Green, with clear views of the site clearly visible from Stanborough Road (the main road leading into the town centre) and the wider public realm.

It is noted that No.1 Stanborough Mews benefits from the largest garage within this development, however it is acknowledged that other garages located close to the rear boundary with Longcroft Green can be seen, however these are smaller in size.

The proposal would not enlarge the existing garage building but would make alterations to the southeast elevation by removing no. 2 garage doors, and installing no.2 windows and door. Given the nature of these proposed works, they would be regarded as minor alterations.

Comments were received from 5 Stanborough Mews about the change of use from garage to residence or business, and parking provision. The change of use is from a garage to a home office. Parking spaces in front of the building would remain. However, this is an estate management application, therefore, the above concerns can not be assessed as part of this estate management application.

The proposed change of use and alterations are considered to be in accordance with Policy EM1 of the Welwyn Garden City Estate Management Scheme which seeks high quality design to respect the local character and context of the area. As such, the proposed development would not have a detrimental impact on the amenities and values of the surrounding area.

Does the development minimise impact on neighbours?

Yes No N/A

Comment (if required):

The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, loss of privacy and outlook. Policy EM1 of the Estate Management Scheme seeks to preserve residential amenity of adjoining occupiers.

The proposal would make minor alterations to the southeast elevation. These alterations would not have an adverse impact on adjoining neighbouring dwellings' amenity, specifically nos. 3 and 2 Stanborough Mews.

Therefore it is considered that the proposed development would not detrimentally harm the amenity of neighbouring dwellings and would be in accordance with Policy EM1 of the Welwyn Garden City Estate Management Scheme. As such, the proposed development would not have a detrimental impact on the residential amenity of adjoining occupiers.

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 N/A

Comment (if required):

(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: None

Conclusion

The proposed development would sufficiently maintain the character and appearance of the

property and surrounding area and would not impact on the living conditions of neighbouring occupiers. The proposal would therefore sufficiently maintain the amenity and value of Welwyn Garden City.

Conditions:

1. 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.

2. 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.

3. 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.

4. 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.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
JA/201/A		Existing and proposed elevations, floor plans, roof plans & site plan	24 April 2017
		Site location plan	24 April 2017

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

Determined By:

Mr M Robinson
26 June 2017