

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

DELEGATED APPLICATION

Application No: 6/2017/1241/EM
Location: 24 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Erection of shed/summer house in rear garden and part removal of boundary privet hedges
Officer: Mr A Sabir

Recommendation: Granted

6/2017/1241/EM

Context	
Site and Application description	<p>The application site is a two storey semi-detached dwelling, finished in multi-red brick. The area is characterised by the open spaces between properties, which are also set back from the road and are consistent in architectural style.</p> <p>The property has a garage to the side, with front and rear associated gardens.</p> <p>The application seeks estate management consent for the erection of shed/summerhouse in rear garden and part removal of boundary privet hedges.</p>
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant history	<p>Application Number: W6/2005/0209/EM Decision: Granted Decision Date: 07 April 2005 Proposal: LOFT CONVERSION AND 2No. REAR VELUX WINDOWS</p> <p>Application Number: W6/2007/1397/EM Decision: Granted Decision Date: 14 December 2007 Proposal: ERECTION OF SINGLE STOREY REAR EXTENSION, RELOCATION OF GARDEN WALL & REPLACEMENT OF KITCHEN DOOR WITH WINDOW & GARAGE WINDOW WITH DOOR</p> <p>Application Number: W6/2013/1629/EM Decision: Granted Decision Date: 26 September 2013 Proposal: Erection of single storey side and rear extensions</p> <p>Application Number: 6/2015/2432/EM Decision: Granted Decision Date: 14 December 2015 Proposal: Removal of Rowan tree.</p>

Consultations			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None.		
Summary of statutory consultee responses	1. Councillor Helen Bromley: No response received 2. Councillor Fiona Thomson: No response received 3. Councillor Rachel Basch: No response received 4. Landscapes Department: No response received		
Relevant Policies			
<input type="checkbox"/> EM1 <input checked="" 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 proposed shed/summerhouse would be single storey in height and would be positioned at the far part of the rear garden. It would have patio doors and no.2 windows to its front elevation facing towards the host dwelling. The proposed materials for the elevations and roof would be plywood. These proposed materials would be acceptable. Parts of the existing hedge at the end of the rear garden would be removed to accommodate the summerhouse. The majority of the existing boundary hedge would not be removed. Furthermore, the adjoining neighbouring dwellings have fences or walls as their boundary treatments. The removal of part of the existing hedge, with addition to its being located at the end of the rear garden, would not alter or harm the character of the estate management area. Whilst it would be viewed from neighbouring gardens, the shed/ summerhouse would be single storey and would not be out of character in this residential setting.			
Does the development minimise impact on neighbours?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if required): The shed/ summerhouse would be partially visible from other rear gardens, but would be of a size and scale that would not impact unduly on the residential amenity of nearby properties. The development would accord with the provisions of Estate Management Policy EM2.			
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?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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.)			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			

Comment (if required):
Any other considerations
None.
Conclusion
The proposal, by virtue of its siting, scale and design, maintains the amenities and values of the Garden City and is in accordance with Policy EM2.

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
Drawing 1		Proposed Elevations	9 June 2017
Drawing 2		Proposed Floor Plan	9 June 2017
TQRQM1715		Proposed Site Plan	7 June 2017
5091810455		Location Plan	7 June 2017

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

Determined By: Mrs L Hughes 4 August 2017