

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

DELEGATED APPLICATION

Application No: 6/2017/2736/EM
Location: 159 Parkway Welwyn Garden City AL8 6JA
Proposal: Erection of single storey rear extension following demolition of existing outbuilding
Officer: Mrs Sarah Madyausiku

Recommendation: Granted

6/2017/2736/EM

Context			
Site and Application description	The site is a plot featuring a two storey semi-detached dwelling house adjoining No.157 and 155. Number 157 has a full width single storey rear extension, which adjoins a side extension.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Next door property at number 157 Parkway:</p> <p>Application Number: W6/2014/0103/EM Decision: Granted Decision Date: 03 September 2014</p> <p>Proposal: Erection of single storey rear extension, entrance lobby and relocation of existing flank window following demolition of existing outbuildings</p>		
Notifications			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
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): The design approach of the proposed rear extension with its flat roof and limited height would be acceptable. A condition is recommended for the materials used in its construction to match those of the main house.			
Does the development minimise impact on neighbours?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			

Comment (if required):
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 Comment (if required): N/A
(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 maintains and enhances the amenities and values of the Garden City and is therefore compliant with the Estate Management Scheme.

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.

5. 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.

DRAWING NUMBERS

6. 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
001		Existing Site Plans, Ground Floor Plan, Roof Plan And Elevations	24 November 2017
002		Proposed Site Plans, Ground Floor Plan, Roof Plan And Elevations	24 November 2017

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

Determined By:

Mrs Sarah Smith
18 January 2018