

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

DELEGATED APPLICATION

Application No: 6/2018/0881/EM
Location: 173 Parkway Welwyn Garden City AL8 6JA
Proposal: Formation of front hardstanding and removal of part of side hedge
as well as the erection of a graduated retaining wall
Officer: Ms Clare Howe

Recommendation: Granted

6/2018/0881/EM

Context			
Site and Application description	173 Parkway Welwyn Garden City is a two storey end terraced property. The site is situated within the estate management scheme. The applicant is seeking consent for the removal of part of the side hedgerow, formation of hardstanding and erection of a graduated retaining wall. That wall would be 2 brick courses above the hardstanding level. The hardstanding would be block pavements.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	Application Number: W6/2000/1059/EM Decision: Granted Decision Date: 28 August 2000 Proposal: GARDEN SHED		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Consultee responses	None received		
Relevant Policies			
<input type="checkbox"/> EM1 <input checked="" type="checkbox"/> EM2 <input checked="" type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4 Others			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City) (incl. hardstandings)	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 hard standing, that would be harmful to the amenities and values of the street scene in which it is located. The proposed development seeks to retain over 50% of the existing soft landscaping to the front of the dwelling ensuring an appropriate balance between hard and soft landscaping remains. In addition, the hedgerow along the front boundary of the site will be retained, including part of the hedgerow abutting the site boundary. The hedgerow remaining will therefore partly		

	<p>obscure the use of hard surfacing for car parking, whilst ensuring minimal harm upon the amenities and values of the street scene.</p> <p>A small retaining wall (of 2 brick courses) would be provided between the hardstanding and soft landscaping and given its height, no objections are raised.</p> <p>For the above reasons, it is considered that the development would be in accordance with Policies EM2 and EM4 of the Estate Management Scheme.</p>
Impact on neighbours	Due to the type of development being proposed, it would not result in adverse harm upon the amenity of the neighbouring occupiers.
Landscaping issues	<p>Policy EM3 states that works to trees and hedgerows 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 and where sufficient justification for the works has been given or there are other considerations that apply.</p> <p>As aforementioned, the applicant seeks to retain the hedgerow to the front and partly to along the side boundary, as well as retain over 50% of the existing soft landscaping to the front of the dwellinghouse. Part of the existing hedgerow sited to the side of the boundary, however, will be removed. This is so the occupiers of the dwellinghouse can access the driveway with the appropriate visibility required.</p> <p>Due to an appropriate balance being between hard and soft landscaping being proposed, the development would not be harmful to the amenities and values of the street scene.</p> <p>As such, the development would not be detrimental upon the character, values and amenities of the area in accordance with Policy EM3 and EM4 of the Estate Management Scheme.</p>
Any other considerations	n/a
Conclusion	
Due to the factors above, it is considered that the proposed development would not result in adverse harm upon the character, values and amenities of the Welwyn Garden Estate Management Scheme. The development is therefore in accordance with Policies EM2, EM3 and EM4 of 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 retaining wall hereby approved, shall not be higher than 2 brick courses (laid horizontally) above the existing ground level in any section.

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 Policy EM2.

6. The hardstanding hereby approved shall not be constructed in anything other than block paving.

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 EM2 and EM4.

DRAWING NUMBERS

7. 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
#00310222-EBFDA2	-	Location Plan	4 April 2018
#00310224-EB4E52	-	Block Plan	4 April 2018
D1 & D2		Existing Layout	16 April 2018
D3	B	Proposed Layout	30 May 2018

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

Determined By:

Mrs Sarah Smith
31 May 2018