

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/1715/EM  
**Location:** 171 Parkway Welwyn Garden City AL8 6JA  
**Proposal:** Erection of single storey rear extension  
**Officer:** Ms Louise Sahlke

**Recommendation:** Granted

6/2018/1715/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site consists of a two storey, terraced property located at 171 Parkway.</p> <p>The application seeks estate management consent for the erection of a single storey rear extension. Insertion of rear door.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: 6/2018/0984/EM      Decision: Withdrawn      Decision Date: 25 May 2018</p> <p>Proposal: Erection of single storey rear extension</p>		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	<ul style="list-style-type: none"> <li>None</li> </ul>		
<b>Consultee responses</b>	No external consultation received.		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</b>	<p>Within the Garden City, single storey rear extensions are characteristically designed with flat roofs in order to maintain a consistent design and appearance, remaining adequately subordinate in scale to the property. The proposed extension would feature a flat roof design which would be of an acceptable height, which would not harm the character and appearance of the host dwelling or streetscene. The overall height and depth of the single storey rear extension is acceptable. The single storey rear extension is considered proportionate to the size of the original property and is not highly visible from</p>		

	<p>the streetscene. The proposed doors are considered acceptable. Therefore the proposed rear extension is considered acceptable.</p> <p>No details have been provided of the external materials and therefore should estate management consent be approved, a relevant condition would be required.</p>
<b>Impact on neighbours</b>	<p>The proposal is not considered to result in a loss of privacy. There are no side windows in the proposed rear extension.</p> <p>Given the scale and location of the proposed development it is considered a reasonable relationship would be maintained with adjoining properties.</p> <p>The insertion of a rear door would not impact on residential amenity.</p> <p>The proposed development is considered to maintain and enhance the amenities and values of the Garden City and is therefore in compliance with the Estate Management Scheme.</p>
<b>Landscaping issues (incl. hardstandings)</b>	None
<b>Any other considerations</b>	None
<b>Conclusion</b>	
For all the reasons considered above, the proposed development is considered to maintain and enhance the amenities and values of the Garden City and is therefore in compliance 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 Policy EM1.

#### DRAWING NUMBERS

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
MP-01		Location Plan & Block Plan	9 July 2018
MP-02		Existing GF Plan	9 July 2018
MP-03		Existing Elevations	9 July 2018
MP-04		Proposed GF Plan	9 July 2018
MP-05	A	Proposed Elevations	3 August 2018

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

#### **Informatives:**

1. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

#### **Determined By:**

Mrs Sarah Smith  
24 August 2018