

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

DELEGATED APPLICATION

Application No: 6/2019/0783/EM
Location: 9 Stanborough Mews Welwyn Garden City AL8 6DB
Proposal: Erection of a single storey rear extension and partial conversion of existing garage
Officer: Mr A Commenville

Recommendation: Granted

6/2019/0783/EM

Context			
Site and Application description	<p>9 Stanborough Mews is a two storey semi-detached property with a detached garage and driveway.</p> <p>The applicant is seeking Estate Management Consent for the erection of a single storey rear extension which would measure 4 m in depth, 3 m in height with a flat roof and span the full width of the existing dwellinghouse.</p> <p>The proposal also include the conversion of garage into habitable room.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Planning</p> <p>Application Number: 6/2019/0767/HOUSE Decision: Decision Date: Proposal: Erection of a single storey rear extension and partial conversion of existing garage</p>		
Notifications			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No representations have been received.		
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):			
Does the development minimise impact on neighbours?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if required):			

<p>Vehicle Hardstandings Only. Sections (a) and (b) completed only if hardstanding proposed</p> <p>Would the hardstanding retain an appropriate balance between hard and soft landscaping?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if required):</p>
<p>(b) Would only the minimum length of hedgerow required to access the hardstanding be removed? (e.g. privacy, outlook, light etc.)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Comment (if required):</p>
<p>Any other considerations</p> <p>None.</p>
<p>Conclusion</p> <p>The proposal is of an appropriate scale and design. The extension would not have a detrimental impact on amenities or values of the surrounding area or the residential amenity of adjoining occupiers and the proposal is consistent with Policy EM1 of the Estate Management Scheme.</p>

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:

Plan Number	Revision Number	Details	Received Date
4645-E01		Existing Plans and Elevations	1 April 2019
4645-OS1		Location Plan	1 April 2019
4645-OS2		Block Plan	1 April 2019
4645-P01	A	Proposed Plans and Elevations	2 April 2019

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.
2. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

Determined By:

Mrs Sarah Smith
27 June 2019