

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

DELEGATED APPLICATION

Application No: 6/2019/0860/EM
Location: 175 Parkway Welwyn Garden City AL8 6JA
Proposal: Erection of detached garden room
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2019/0860/EM

Context			
Site and Application description	<p>No.175 Parkway is a two storey terrace dwelling set back from the highway.</p> <p>The proposal is to erect an outbuilding to be used as a garden room at the end of a the deep rear garden which will measure 2.5m in height, 4m in depth and 7m in width.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: W6/2009/1661/EM Decision: Granted Decision Date: 19 October 2009</p> <p>Proposal: Erection of single storey rear extension</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 2
Summary of neighbour responses	<ul style="list-style-type: none"> No.16 Stanborough Road has commented on the application asking if the outbuilding is to be used as a business and if any trees or shrubs will be removed. No.18 Stanborough Road has concerns that the building would be overly prominent. 		
Consultee responses	No response.		
Relevant Policies			
<input type="checkbox"/> EM1 <input checked="" type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Design (form, size, scale, siting) and Character (impact upon	<p>The proposed garden room would not be visible within the streetscene due to being located at the far end of the rear garden.</p> <p>The garden room being 2.5m in height and sited at the rear garden boundary,</p>		

amenities and values of Garden City)	would not be an overly prominent feature and therefore would maintain the amenities and values of the area.
Impact on neighbours	Two comments have been submitted which raise concerns relating to landscaping, prominence and the proposed use of the building. Taking into consideration the proposal, its siting and size, and an assessment on site the garden room is not considered likely to have a significant impact on neighbouring properties amenities in terms of privacy, outlook or loss of sunlight.
Landscaping issues (incl. hardstandings)	N/A
Any other considerations	N/A
Conclusion	
The proposed garden room would respect the design and form of the original dwelling and would retain the character and appearance of the street scene and comply with policy EM2 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.

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
4678-P01	C	Proposed Block Plan and Elevations	9 April 2019
4678-OS1	B	Location Plan	25 April 2019
4678-OS2	A	Block Plan	9 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.

Determined By:

Mr Michael Robinson
18 June 2019