

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

DELEGATED APPLICATION

Application No: 6/2021/0837/EMH
Location: 16 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Replace existing shed with a Summer house
Officer: Mr James Homer

Recommendation: Granted

6/2021/0837/EMH

Context			
Site and Application description	<p>No.16 Rooks Hill is a two storey semi-detached property located upon the southern side of the street. The property has a good sized rear garden which backs onto the petrol station on Stanborough Road.</p> <p>The application seeks Estate Management Scheme consent to erect a summerhouse within the rear garden.</p> <p>Please note that due to the restrictions in place as a result of the Coronavirus pandemic, no site visit was made. However, the case officer was satisfied that the application could be assessed using the photographs and plans submitted by the applicant.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	None.		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
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 amenities and values of Garden City)	<p>Policy EM2 of the Estate Management Scheme looks to protect the planned layout of the Garden City by ensuring that proposals for new buildings and structures respect the visual appearance of the area in terms of their siting and scale so they do not result in visually over prominent or discordant additions. In addition, all applications for new buildings should not harm the residential amenity of adjoining occupiers and the immediate area.</p> <p>Detached outbuildings should only be located in rear gardens and must not be</p>		

	<p>overly visible from public vantage points. The scale and size of the proposed building must be commensurate with the size of the garden and should not be excessively large and respect the proximity of boundaries. One or more structures may be acceptable subject to there not being a proliferation of detached buildings/sheds in the rear garden. In addition, the overall finish and appearance of the building should not detract from the character and quality of the existing garden and property. Materials should be sympathetic to the locality and ideally timber or glass, painted or stained in a neutral colour.</p> <p>Following the removal of an existing shed, the proposed summerhouse would be located toward the end of the rear garden. The building would measure approx. 5.6m x 3.7m with a maximum height of approx. 2.4m. The building would feature a pent style roof and windows and doors primarily within the front elevation. The summerhouse would be placed adjacent to the rear boundary of the property and well away from the main dwellings of neighbouring occupiers.</p> <p>The proposed summerhouse is relatively large and close to the limits for a property such as this. However, on balance, it is not considered excessive and would be commensurate to the size of the garden. It is unlikely that the structure would be visible from Rooks Hill and would only be partially visible from Stanborough Road.</p>
Impact on neighbours	The proposed summerhouse would be located away from the main buildings of adjoining occupiers and would not result in a loss of light, outlook or privacy to those neighbours.
Landscaping issues (incl. hardstandings)	None.
Any other considerations	None.
Conclusion	
The proposed summerhouse is not considered a visually over prominent or discordant additions and will not harm the residential amenity of adjoining occupiers or the immediate area. Accordingly, the application fulfils the requirements of 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
02		Elevations and Plans	22 March 2021
002		Site Location Plan	23 March 2021
01		Site Plan	23 March 2021
003		Plans and Elevations	23 March 2021

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

Determined By:

Mr James Homer
18 May 2021