WELWYN HATFIELD BOROUGH COUNCIL

EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE

DELEGATED APPLICATION

**Application No:** 6/2021/0993/EM

**Location:** 189 Parkway Welwyn Garden City AL8 6JA

**Proposal:** Single storey rear extension

**Officer:** Mr James Homer

# **Recommendation:** Granted

6/2021/0993/EM

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Context** | | | | | | |
| **Site and Application description** | No.189 is a two storey mid-terrace property located upon the eastern side of Parkway. Set behind a deep area of green amenity space the property is upon the junction with Stanborough Road and is adjoined with 22 Stanborough Road to the south.   The application seeks Estate Management Scheme consent to erect a single storey rear extension.  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. | | | | | |
| **Constraints** | Estate Management Scheme, as defined within the Leasehold Reform Act 1967 | | | | | |
| **Relevant history** | Application Number: N6/2009/1633/EM Decision: Granted Decision Date: 12 October 2009  Proposal: PROPOSED EXTENSION TO OUTHOUSE  Application Number: 6/2021/0959/HOUSE Decision: Granted Decision Date: 03 June 2021  Proposal: Erection of rear extension. | | | | | |
| **Notifications** | | | | | | |
| **Neighbour representations** | | Support: 0 | | | Object: 0 | Other: 0 |
| **Summary of neighbour responses** | | | No comments received. | | | |
| **Consultee responses** | | | No comments received. | | | |
| **Relevant Policies** | | | | | | |
| EM1  EM2  EM3  Others | | | | | | |
| **Considerations** | | | | | | | |
| **Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)** | | | | | **Comment**: Policy EM1 of the Estate Management Scheme states that extensions and alterations to existing properties will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.  Rear extensions should complement the character and style of the original home through the matching of materials, scale, fenestration, proportions and architectural detailing. The overall scale of a rear extension should be proportionate and adequately subordinate to the original property and should not over dominate rear gardens.  In 2009 Estate Management Scheme consent was granted to effectively widen an existing outbuilding and adjoin it to the main building. The application proposes an additional rear extension to the back of the main building that would infill the patio space between the existing rear extension/outbuilding and the shared boundary with 22 Stanborough Road. The proposed extension would have an approximate depth of 4m, however, this is much less than the existing depth of the incorporated outbuilding. The proposed extension would feature a flat roof with roof light with a glazed door and window unit within the rear elevation.  Although the proposed extension adds to the existing building, it has been set back from the established rear elevation of the former outbuilding and would not over dominate the rear garden. The proposed extension would not be easily visible from the surrounding street scene and therefore remains proportionate and adequately subordinate to the existing building. It should be noted, however, that the proposal is at the limit of what can be considered reasonable for a property of this type. | | |
| **Impact on neighbours** | | | | | The proposal would result in the flank wall being adjacent to the shared rear boundary with no.22, however, given the orientation of the properties it would not result in a harmful loss of light or outlook. The windows/doors within the proposed extension face the garden of the application site therefore the privacy is not affected. | | |
| **Landscaping issues (incl. hardstandings)** | | | | | None. | | |
| **Any other considerations** | | | | | None. | | |
| **Conclusion** | | | | | | | |
| Although at the limit of what can be considered reasonable for a property of this type, the proposed extension would remain proportionate to the existing home and would not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application complies with Policy EM1 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 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.

6. The external window frames, glazing bars, sills, door, door surrounds and other external decorations associated with the fenestration hereby approved shall not be any colour other than white.

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

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** |
| 189-PW2/01 | E | Location Plan & Block Plan | 27 May 2021 |
| 189 PW2/02 | D | Elevations and Floor Plans | 27 May 2021 |
| 198-PW2-03 | B | Side Elevations & Roof Plans | 2 June 2021 |

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

**Determined By:**

Mr James Homer

9 June 2021