WELWYN HATFIELD BOROUGH COUNCIL

EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE

DELEGATED APPLICATION

**Application No:** 6/2021/2705/EM

**Location:** 25 Rooks Hill Welwyn Garden City AL8 6EU

**Proposal:** Erection of single storey rear extension with insertion of 2 x roof lights

**Officer:** Mr James Homer

# **Recommendation:** Granted

6/2021/2705/EM

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| **Context** |
| **Site and Application description** | No.25 is a two storey semi-detached property located upon the northern side of Rooks Hill. The application seeks Estate Management Scheme consent to erect a single storey rear extension. An earlier application (6/2021/1179/EM) was refused due to a pitched roof. This application proposes to replace the pitched roof with a flat roof. Please note that due to the restrictions in place as a result of the Coronavirus pandemic, no site visit was made to the rear garden. However, the case officer was satisfied that the application could be assessed from observations made from areas to the side and rear of the property and by using the plans submitted by the applicant. |
| **Constraints** | Estate Management Scheme, as defined within the Leasehold Reform Act 1967 |
| **Relevant history** | Application Number: 6/2021/1167/HOUSE Decision: Granted Decision Date: 15 June 2021Proposal: Erection of rear single-storey extension with roof lights in order to create extended family/kitchen area with utility and associated works.Application Number: 6/2021/1179/EM Decision: Refused Decision Date: 07 July 2021Proposal: Erection of rear single-storey extension with roof lights in order to create extended family/kitchen area with utility and associated works. |
| **Notifications** |
| **Neighbour responses** | Support: 0 | Object: 0 | Other: 0 |
| **Summary of neighbour responses** | No comments received.  |
| **Relevant Policies** |
| [x]  EM1 [ ]  EM2 [ ]  EM3Others  |
| **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?** |
| [x]  Yes [ ]  No [ ]  N/A**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. Designed to accommodate a flat roof system, the overall scale of a rear extension should be proportionate and adequately subordinate to the original property and should not over dominate rear gardens.The proposed extension would have an approximate depth of 3m and would extend across the full width of the rear of the property. A window unit and pair of doors are proposed for the rear elevation. In terms of scale, the proposed extension would appear proportionate to the existing building and would not over dominate the rear garden. In a change to the refused application, this proposal features a flat roof with two roof lights which is considered more in keeping with the area and the requirements of the Estate Management Scheme. No information is given regarding materials however, a matching finish can be secured by condition. |
| **Does the development minimise impact on neighbours?** |
| [x]  Yes [ ]  No [ ]  N/A**Comment**: It is not considered that the proposed development being single storey, with a depth of approximately 3m, would result in a detrimental impact on the residential amenity of neighbouring occupiers in terms of loss of light, appearing unduly dominant or result in an impact on privacy. |
| **Vehicle Hardstandings Only.** Sections (a) and (b) completed only if hardstanding proposed1. **Would the hardstanding retain an appropriate balance between hard and soft landscaping?**
 |
| [ ]  Yes [ ]  No [x]  N/A**Comment** (if required):  |
| 1. **Would only the minimum length of hedgerow required to access the hardstanding be removed?**

[ ]  Yes [ ]  No [x]  N/A**Comment** (if required):  |
| **Any other considerations**  |
| None.  |
| **Conclusion** |
| The proposed extension is considered proportionate, subordinate, in keeping with the appearance of the existing building and will not have a detrimental impact on the amenities and values of the property and 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.

DRAWING NUMBERS

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

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| --- | --- | --- | --- |
| **Plan Number** | **Revision Number** | **Details** | **Received Date** |
| 200 | B | Proposed Plans & Elevations | 17 September 2021 |
| 01 |  | Existing Plans & Elevations | 17 September 2021 |

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

**Determined By:**

Mr James Homer

10 November 2021