

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/0063/EM  
**Location:** 22 Rooks Hill Welwyn Garden City AL8 6ET  
**Proposal:** Erection of a part single storey, part two storey rear extension and conversion of garage to habitable use  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2022/0063/EM

<b>Context</b>	
<b>Site and Application description</b>	<p>No.22 is a two storey semi-detached house located upon the southern side of Rooks Hill. The property includes a detached flat roof garage to the side that is set to the rear of a deep driveway. The property is a typical example of the houses within Rooks Hill with garages sitting between the semi-detached homes.</p> <p>The application seeks Estate Management Scheme consent to demolish the existing garage, erect a part single, part two storey rear extension and, make alterations to an existing rear extension.</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 plans submitted by the applicant and from observations made from the street.</p>
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
<b>Relevant history</b>	<p>Application Number: 6/2012/1272/EM      Decision: Granted            Decision Date: 28/06/2012            Proposal: Removal of external front door and replacement of garage door.</p> <p>Application Number: 6/2011/0367/EM      Decision: Granted            Decision Date: 28/04/2011            Proposal: Erection of single storey extension and extension to garage</p> <p>Application Number: 6/2021/1527/HOUSE      Decision: Refused            Decision Date: 02 September 2021            Proposal: Erection of part two-storey extension to rear with a garage conversion.</p> <p>Application Number: 6/2021/1771/EM      Decision: Refused      Decision Date: 07 September 2021            Proposal: Erection of part two-storey extension to rear with a garage conversion.</p> <p>Application Number: 6/2021/3333/HOUSE      Decision: Granted      Decision</p>

	Date: 02 February 2022 Proposal: Part two-storey extension, part single storey rear and single storey side/rear extension following the removal of the existing garage.		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	No comments received.		
<b>Consultee responses</b>	No comments received.		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</b>	<p>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.</p> <p>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 addition, two storey extensions require greater levels of sensitivity to take into regard the proximity of neighbouring properties. As a result, an offset of up to 3.7m from the rear of the original building line may be acceptable, although lesser depths may be required for properties in close proximity to their neighbours. Upper floor roof pitches should be consistent with the original design of the property where the extended roof is designed to merge with the existing roof structure.</p> <p>The application proposes to demolish the existing detached garage and erect a single storey rear/side extension that would utilise the space left by the garage and adjoin an existing rear extension. As a result the rear extension would extend approx. 8.8m from the rear of the original home, however, the extension would be only slightly deeper than the rear wall of the existing garage. The extension would overlap the detached flank of the original home by approx. 1.7m, however, in a change to the refused application, the proposed side extension would now feature a flat roof form that projects up to the shared boundary and would retain the appearance of a garage when viewed from the street scene through the use of a barn style doors. This change has retained the appearance of a flat roof garage which is a characteristic feature of this row of semi-detached properties. The proposed single storey extension would also feature two roof lights that will not be overly visible from the street to the front.</p> <p>The application also proposes the erection of a first floor extension. With a hipped roof the first floor extension would have depth of approximately 3.7m and would be set down from the main ridge by approx. 0.6m. As a result, the first floor extension would appear adequately subordinate to the main home.</p> <p>As a result of the proposed extensions the existing home will be altered to</p>		

	<p>include a set of bi-folding doors within the ground floor rear elevation and the addition of a roof light within the remaining flat roof of the existing rear extension.</p> <p>The proposed extensions would remain proportionate and subordinate to the original home and would reflect the constraints and design of the existing building and wider area.</p>
<b>Impact on neighbours</b>	<p>The proposed single storey rear/side extension would include a window within the flank elevation, however, this would look to the side wall of the neighbouring garage at no.20. All other windows face the rear garden and would offer views similar to those from existing windows. The therefore, proposed extensions are unlikely to result in a harmful loss of light, outlook or privacy to neighbouring homes.</p>
<b>Landscaping issues (incl. hardstandings)</b>	None.
<b>Any other considerations</b>	None.
<b>Conclusion</b>	
<p>Following the revisions made to the single storey rear/side extension, the proposals are in keeping with the design and appearance of the existing building and will not result in a detrimental impact on the amenities and values of the property, the surrounding area or the residential amenity of adjoining occupiers. The application complies 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.

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 (with the exception of ground floor rear facing openings).

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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
FP.01.03.21		Existing Ground Floor Plan	13 January 2022
FP.02.03.21		Existing First Floor Plan	13 January 2022
FP.03.03.21		Existing Roof Plan	13 January 2022
FP.04.03.21		Existing Elevations	13 January 2022
FP.05.03.21	A	Proposed Ground Floor Plan	13 January 2022
FP.06.03.21	A	Proposed First Floor Plan	13 January 2022
FP.07.03.21	A	Proposed Roof Plan	13 January 2022
FP.08.03.21	A	Proposed Elevations	13 January 2022
FP.09.03.21		Location & Block Plan	17 January 2022

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

#### **Determined By:**

Mr James Homer  
14 March 2022