

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/1057/EM  
**Location:** 175 Parkway, Welwyn Garden City, AL8 6JA  
**Proposal:** Installation of hardstanding in front garden  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2022/1057/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No.175 is a two storey mid-terrace property located upon the eastern side of Parkway. Parkway is considered a major axis within the garden city and is key entry and exit from the town centre. The application site is set back from the highway behind deep grass verges. The main dwelling is set down from the highway and does not have any existing off-street parking.</p> <p>The application seeks Estate Management Scheme consent to install an area of hardstanding within the front garden. The proposed plans include the crossover from the highway and the partial installation of the hardstanding upon the grass verges which are outside of the application site. It should be noted that this would be similar to other existing hardstandings in the area, however, any Estate Management Scheme consent granted would only cover the land within the property boundary. The applicant would need to seek separate permissions for the crossover and hardstanding from the owners of the grass verges</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	None.		
<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 type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input checked="" type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting) and Character (impact upon</b>	Policy EM4 seeks to retain the appearance of the Garden City while accommodating the increased pressure for vehicle hard standings due to the rise in car ownership over recent years. In doing so, Policy EM4 states that proposals to construct hardstanding should retain or create sufficient soft		

<b>amenities and values of Garden City)</b>	<p>'green' landscaping to help preserve the character of Welwyn Garden City. In addition, works must not result in the loss of any existing hedgerows or landscaping along the boundary other than the minimum required to access the hardstanding.</p> <p>Approximately half of the hardstanding proposed for car parking would be installed on land outside of the application site. The section to be installed within the front garden would be significantly under 50% of the front garden and therefore sufficient soft landscaping would be retained.</p> <p>To allow the formation of and access to the hardstanding, the application proposes to remove the majority of a front hedgerow. There is a mixture of open and enclosed frontages within this area of Parkway, therefore the removal of this hedgerow would not result in marked change in the character of the area.</p>
<b>Impact on neighbours</b>	The proposed hardstanding will not result in a loss of amenity to neighbouring homes in terms of loss of light, outlook or privacy.
<b>Landscaping issues (incl. hardstandings)</b>	See above.
<b>Any other considerations</b>	None.
<b>Conclusion</b>	
The installation of the hardstanding identified for the front garden would not result in a harmful loss of soft landscaping and the character of the area would be maintained. The application therefore, complies with Policy EM4 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 Welwyn Garden City Estate Management Scheme only.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. Only that part of the hedge required for the access of the hard standing shall be removed and the remainder shall be retained.

REASON: To protect the visual amenity of the area in accordance with the requirements of the Estate Management Scheme and Policy EM4.

#### DRAWING NUMBERS

6. 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>
4678-OS1		Site location plan	9 May 2022
		Existing site plan	11 May 2022
		Proposed site plan	11 May 2022

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

#### **Informatives:**

1. If your property is long leasehold, or was previously owned by the Council, there may be covenants contained within your conveyance. This is unrelated to the Estate Management Scheme and you may require additional consent before carrying out any works. It is recommended that you contact [estatesteam@welhat.gov.uk](mailto:estatesteam@welhat.gov.uk) to clarify the position.
2. You are advised that the decision of Welwyn Hatfield Borough Council to this Estate Management Consent application applies only to land within the boundary of the application site and does not remove the need to arrange separately (where applicable) for a vehicle crossover/additional hardstanding to be installed to the satisfaction of Hertfordshire County Council as Highway Authority. The Highway Authority reserves the right to refuse such applications irrespective of Estate Management Consent. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements and by a contractor who is authorised to work in the public highway.  
If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.  
Further information is available via the website:  
[www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx](http://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx)

#### **Determined By:**

Mr James Homer  
6 July 2022