

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

DELEGATED APPLICATION

Application No: 6/2022/1649/EM
Location: 159 Parkway Welwyn Garden City AL8 6JA
Proposal: Installation of three rear rooflights to facilitate the conversion of the loft to habitable space
Officer: Mr James Homer

Recommendation: Granted

6/2022/1649/EM

Context			
Site and Application description	<p>No.159 is a two storey mid-terrace property located upon the eastern side of Parkway. . Parkway is key component of the design of the original Garden City and is considered a principal axis which provides a dramatic approach to the town centre from the north and south. The formality of its layout and the buildings lining it are important elements of its overall character and appearance.</p> <p>The application has been amended during the application to remove the dormers and instead seek Estate Management Scheme consent for the installation of three rear rooflights.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: 6/2017/2736/EM Decision: Granted Decision Date: 18 January 2018 Proposal: Erection of single storey rear extension following demolition of existing outbuilding</p> <p>Application Number: 6/2021/1643/HOUSE Decision: Refused Decision Date: 26 October 2021 Proposal: Construction of 2 x rear dormers and 2 x front roof lights to facilitate the conversion of the loft to a habitable space</p> <p>Application Number: 6/2022/0699/EMH Decision: Withdrawn Decision Date: 01 August 2022 Proposal: Loft conversion with rear facing dormers</p> <p>Application Number: 6/2022/1657/HOUSE Decision: Granted Decision Date: 23 September 2022 Proposal: Installation of three rear rooflights to facilitate the conversion of the loft to habitable space</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour	No comments received.		

responses	
Consultee responses	No comments received.
Relevant Policies	
<input checked="" type="checkbox"/> EM1 <input 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 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>The application proposes to install three roof lights within the rear roof slope of the building. Within the Estate Management Scheme area, roof lights should not affect the overall composition of the building or roofscape through their sensitive siting and should be positioned toward the rear of a property and not unduly visible from a public vantage point. It is recommended that roof lights are low-profile and recessed on sloped roofs.</p> <p>The proposed roof lights would not affect the overall composition of the building and, although glimpsed views may be seen from surrounding streets, the character of the property or area would not be unduly harmed.</p>
Impact on neighbours	The proposed roof lights would not result in a loss of light or outlook nor unduly impact upon the privacy of neighbouring homes.
Landscaping issues (incl. hardstandings)	None proposed.
Any other considerations	None.
Conclusion	
The proposed roof lights would not result in a detrimental impact upon the appearance of the property, the character of the area or the amenity of neighbouring homes. The application therefore, 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 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. 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:

Plan Number	Revision Number	Details	Received Date
2134 - 002	B	proposed plans and elevations	27 September 2022
2134 - 001	A	existing plans	27 September 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 to clarify the position.

Determined By:

Mr James Homer
30 September 2022