

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2023/1763/EM
Location: 55 Longcroft Lane Welwyn Garden City AL8 6EB
Proposal: Erection of a garden room to rear garden to use as a home office & gym
Officer: Mr James Homer

Recommendation: Granted

6/2023/1763/EM

Context			
Site and Application description	<p>No.55 is a two-storey end of terrace property located upon the eastern side of Longcroft Lane. The property benefits from a deep rear garden that backs on to Osborn Way car park.</p> <p>The application seeks Estate Management Scheme consent to erect a detached building room for use as a home gym and office within the rear garden of no.55.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: W6/2014/1158/EM Decision: Granted Decision Date: 15 July 2014 Proposal: Erection of single storey side extension</p> <p>Application Number: W6/2015/0288/EM Decision: Granted Decision Date: 08 April 2015 Proposal: Single storey side and rear extensions</p> <p>Application Number: 6/2018/2877/EM Decision: Granted Decision Date: 20 December 2018 Proposal: Installation of solar panels on rear garage roof</p> <p>Application Number: 6/2023/1018/HOUSE Decision: Granted Decision Date: 11 August 2023 Proposal: Erection of a garden room to rear garden to use as a home office & gym</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			
<input type="checkbox"/> EM1 <input checked="" type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			

<p>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</p>	<p>The erection of new or replacement structures, including detached outbuildings, within the Estate Management Scheme area is covered by Policy EM2 which looks to protect the planned layout of the Garden City by ensuring that proposals for new buildings and structures respect the visual appearance of the area in terms of their siting and scale, so they do not appear visually over prominent or discordant. In addition, all applications for new buildings should not harm the residential amenity of adjoining occupiers.</p> <p>The application proposes to erect a detached garden room within the rear garden. The proposed garden room would measure approximately 8.2m x 6.1m with a maximum height of 3.2m to the ridge, and 2.5m to the eaves. It would feature a pitched roof with three double doors on the front elevation, which would face into the rear garden of the application site. Windows and doors are also proposed for the rear and side elevations as the building would be divided into separate rooms.</p> <p>Within the Estate Management Scheme area, detached outbuildings should only be located in rear gardens and must not be overly visible from public vantage points. The scale and size of the proposed building must be commensurate with the size of the garden and should not be excessively large and respect the proximity of boundaries. One or more structures may be acceptable subject to there not being a proliferation of detached buildings/sheds in the rear garden. In addition, the overall finish and appearance of the building should not detract from the character and quality of the existing garden and property.</p> <p>The proposed garden room is large, but it would not over dominate the site or appear excessive within the deep rear garden. The application does not provide detail regarding the material or colour, however, the proposed plan indicates a vertical timber clad type finish with a grey tiled roof. This finish is not considered objectionable. Glimpsed views of the building from the car park to the rear of the site may be possible during winter however, this is not considered detrimental to the character of the property or wider area.</p>
<p>Impact on neighbours</p>	<p>No neighbour comments have been received.</p> <p>The proposed garden room would be erected toward the end of the rear garden and well away from the main dwelling areas of the adjoining neighbours. In addition, mature hedgerows remain on both side boundaries to further screen the structure. Is it therefore considered that the garden room will not result in a loss of light, outlook or privacy to neighbouring homes.</p>
<p>Landscaping issues (incl. hardstandings)</p>	<p>None proposed.</p>
<p>Any other considerations</p>	<p>None.</p>
<p>Conclusion</p>	
<p>The proposed garden room is large, however does not over dominate the garden or appear excessively large. As a result, the proposal will respect the visual appearance of the area in terms of its siting and scale and will not appear visually over prominent or discordant. In addition, the structure will not harm the residential amenity of adjoining occupiers. The application complies with Policy EM2 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 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.

DRAWING NUMBERS

5. 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
		Proposed floor plan	21 August 2023
		Proposed side elevations	21 August 2023
		Location plan	21 August 2023
		Proposed front and back elevations	21 August 2023

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

Informative:

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
13 October 2023