

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

DELEGATED APPLICATION

Application No: 6/2022/0052/EM
Location: 65 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Erection of 1 x shed in rear garden involving demolition of existing 2 x sheds
Officer: Mr James Homer

Recommendation: Granted

6/2022/0052/EM

Context			
Site and Application description	<p>No.65 is a two storey semi-detached property located upon the south western side of Lemsford Lane. The property benefits from an existing side/rear extension and a deep rear garden.</p> <p>The application seeks Estate Management Scheme consent to erect a detached garden room within the rear garden of the application site.</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 photographs and plans submitted by the applicant.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: W6/2012/2525/EM Decision: Granted Decision Date: 20 February 2013 Proposal: Loft conversion comprising of two rear Velux roof windows</p> <p>Application Number: 6/2021/3101/EM Decision: Granted Decision Date: 10 January 2022 Proposal: Erection of a single storey side/rear extension with raised decking area following demolition of existing single storey side extension</p> <p>Application Number: 6/2022/0022/EM Decision: Granted Decision Date: 02 March 2022 Proposal: Widening of existing hardstanding</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 1
Summary of neighbour responses	<p>18 de Soissons Close Welwyn Garden City AL8 6YX</p> <p>Comment: We would like for planning to confirm that the proposed garden building does not protrude the height of our garden wall and overshadow our garden.</p>		

Consultee responses	No comments received.
Relevant Policies	
<input type="checkbox"/> EM1 <input checked="" 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 EM2 of the Estate Management Scheme 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 result in visually over prominent or discordant additions. In addition, all applications for new buildings should not harm the residential amenity of adjoining occupiers and the immediate area.</p> <p>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 application proposes to remove two existing sheds from the rear garden for which no objection is raised.</p> <p>The proposed garden room/shed would measure approx. 5.7m x 4m with an approximate height of 2.5m. The building would feature a pent style roof with bi-fold doors to the front elevation. The structure would be located at the end of the rear garden and would allow approx. 0.5m spacing to shared boundaries at the rear and sides. Although relatively large, the building is not considered excessive and would remain commensurate to the rear garden.</p>
Impact on neighbours	One neighbour comment has been received from 18 de Soissons Close. The rear boundary of the garden backs onto the side boundary of the application site where the proposed building would be erected. Their concern is that the building will cause overshadowing to the back garden. There is an existing brick boundary wall between the two properties that would be a similar height to the highest point of the building, therefore, overshadowing is highly unlikely to occur.
Landscaping issues (incl. hardstandings)	None.
Any other considerations	None.
Conclusion	
The proposed garden room/shed will respect the visual appearance of the area in terms of its siting and scale and will not result in a visually over prominent or discordant structure. In addition, the building will not harm the residential amenity of adjoining occupiers. The application complies with Policy EM2 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.

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
		Existing Plan	11 January 2022
		Proposed Plan	11 January 2022
LP		Location Plan	13 January 2022
		Block Plan	25 January 2022
		Proposed Elevation	25 January 2022
		Proposed Elevation	25 January 2022
		Proposed Floor Plan	25 January 2022

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

Determined By:

Mr James Homer
10 March 2022