

Application Number W6/2014/2078/EM

Description of Development Erection of single storey rear extension

Recommendation Approve with conditions

Site Designation The site lies within the Welwyn Garden City Estate Management Scheme

Relevant history

None

Consultations

None

Neighbour representations

None received Object Support

Town / Parish representations

None received Object Support

Relevant Policies

EM1 EM2 EM3

Others EM4

Main issues

Would the proposal be in keeping with the overall design, appearance, materials and architectural detailing of the existing property?

Yes No N/A

Comment:

Would the proposal have an impact on the amenities and values of the area?

Yes No N/A

Comment:

Would the development maintain the amenity of adjoining and future occupiers? (E.g. privacy, outlook, loss of light etc.)

Yes No N/A

Comment:

Vehicle Hardstandings Only

Would the hardstanding retain an appropriate balance between hard and soft landscaping?

Yes No N/A

Comment:

Would only the minimum length of hedgerow required to access the hardstanding be removed? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment:

If not in accordance with the policy are there any other considerations which warrant a decision other than refusal

N/A

Conditions

EM01 – 1. This consent shall expire three years after the date hereof (or such other extended date as the council may agree) unless the works hereby approved shall be completed before that date.

2. 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.

3. This consent or copy hereof shall be annexed to the Conveyance.

4. 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.

5. 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 Estate Management Scheme

6. The development/works shall not be started and completed other than in accordance with the approved plans and details: Site Location Plan 1:1250 & 01

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Council.

7. EM03 - The brickwork, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall match that used in the existing dwelling, unless otherwise agreed in writing by the Council.

Signature _____

Date _____