

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT**

APPLICATION No:	W6/2012/2525/EM
APPLICATION Site:	65 Lemsford Lane

NOTATION:

The site lies within Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site comprises a two storey, end of terrace dwelling. The dwelling is set back from the highway, separated by a small front garden and public amenity space. The dwellings in the area are of similar architectural design.

DESCRIPTION OF PROPOSAL:

The application seeks Estate Management consent for a loft conversion comprising two rear Velux windows. The proposal would not include any additional roof space.

PLANNING HISTORY: None

SUMMARY OF POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:

EM1 – Extensions and alterations

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

This application has been advertised and no representations have been received. Period expired 14 January 2013.

DISCUSSION:

The main issues are:

1. Maintaining or enhancing the character and appearance of the property and surrounding area, and the amenities and values of Welwyn Garden City

2. The impact on the residential amenity of neighbouring dwellings

1. Maintaining or enhancing the character and appearance of the property and surrounding area, and the amenities and values of Welwyn Garden City

Policy EM1 of the Estate Management Scheme is relevant, referring to extensions and alterations. It seeks to preserve the unique architectural heritage of the town and its buildings. This is achieved by permitting approval only when development is in keeping with the design, appearance, materials and architectural detailing used for the existing building and does not have a detrimental impact on the amenities and values of the surrounding area.

The proposal is for a roof conversion, yet would feature no new additional roof space. It would however include roof lights on the rear elevation of the property. The roof lights would be of an appropriate scale and the roof slope of the existing house is considered capable of accommodating them whilst maintaining the character and appearance of the original property.

The windows would be concealed from the Lemsford Lane but would be apparent from points along De Soissons Close. Despite this, due to their minor scale, the impact on the street scene would be negligible and therefore, the overall character and appearance of the wider area would be retained. Consequently, the proposal is in accordance with policy EM1 of the Estate Management Scheme.

2. The impact on the residential amenity of neighbouring dwellings

Policy EM1 is again relevant, which seeks to protect the amenity and balance of the surrounding area. The impact of the proposed development on the residential amenity of neighbouring dwellings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, overshadowing, loss of privacy/overlooking and impact on outlook.

The rooflights are located to the rear of the property, facing in the same direction as the current rear windows. Whilst the proposed windows would be positioned on a higher level, the property features an extensive garden and it is not considered that the windows would inappropriately or excessively overlook into any of the neighbouring properties. The proposal is therefore in accordance with policy EM1 of the Estate Management Scheme.

CONCLUSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

EM01.a – 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: Location Plan & LL-11-A received and dated 17 December 2012 unless otherwise agreed in writing by the local planning authority.

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 local planning authority.

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

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

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

INFORMATIVES: None

Signature of author..... Date.....