

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

DELEGATED APPLICATION

Application No: 6/2019/1113/EM
Location: 23 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Erection of a single-storey rear extension
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2019/1113/EM

Context			
Site and Application description	No.23 Lemsford Lane is an end of terrace dwelling. The proposed is for a single storey rear extension, 2.4m in height, 4.2m deep and protrudes and further 1.5m to include a porch on the rear.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Planning</p> <p>Application Number: W6/1989/5430/EM Decision: Granted Decision Date: 29 January 1990 Proposal: Vehicle crossover and detached garage</p> <p>Application Number: W6/2000/1553/EM Decision: Granted Decision Date: 29 January 2001 Proposal: Vehicle crossover and hardstanding erection of car port</p> <p>Application Number: W6/2004/1405/EM Decision: Refused Decision Date: 11 November 2004 Proposal: Erection of two storey side extension</p>		
Notifications			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None received		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Does the design (form, size, scale, siting) and character (appearance within the streetscene) maintain and/or enhance the amenities and values of the area?			

Yes No N/A

Comment (if required): The proposed extension would be located to the rear of the host dwelling, and although the extension would be slightly visible within the streetscene due to being located on a corner plot the size and design would not be overly prominent being a single storey extension and well screened by existing boundary treatments. As such it would not be a detrimental feature within the streetscene.

The proposed extension being single storey would not appear at odds, and would be subordinate to the host dwelling. The proposed materials are to match the existing dwelling so on balance, it is considered that the design would relate well to the host dwelling.

Does the development minimise impact on neighbours?

Yes No N/A

Comment (if required): The extension will project a further 1.5m metres from the neighbouring properties boundary wall. The extension being single storey is not considered to impact on the adjoining neighbouring properties amenity in terms of loss of light, privacy or outlook.

Any other considerations

N/A

Conclusion

The proposed extension would be of a design reflective of the existing house and respects the living conditions of the occupiers of adjoining house. Accordingly, the extension would respect and maintain the values and amenities of the surrounding area as well as the residential amenity of the occupiers of adjoining premises and would comply with policy EM1 of the Welwyn Garden City 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.

5. The brickwork, bonding, mortar, cladding and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension 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 Policies 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
13643-S001-1st		Existing Plans and Elevations	8 May 2019
13643-P001-B		Proposed Plans and Elevations	8 May 2019

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

Informatives:

1. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Determined By:

Mr Michael Robinson
18 June 2019