

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

DELEGATED APPLICATION

Application No: 6/2021/0679/EMH
Location: 51 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Erection of rear conservatory as replacement to existing conservatory
Officer: Mr James Homer

Recommendation: Granted

6/2021/0679/EMH

Context			
Site and Application description	<p>No.51 is a two storey end of terrace property located upon the south western side of Lemsford Lane. The property is set back from the highway behind an open green and backs onto Lemsford Lane allotment garden and an area of woodland.</p> <p>The application seeks Estate Management Scheme consent to remove an existing conservatory and erect a larger conservatory of a different design.</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: W6/1994/5177/EM Decision: Granted Decision Date: 27 June 1994 Proposal: Erection of rear conservatory</p> <p>Application Number: 6/2021/0610/HOUSE Decision: Granted Decision Date: 22 April 2021 Proposal: Erection of a conservatory following the demolition of the existing conservatory</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 checked="" type="checkbox"/> EM1 <input 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 EM1 of the Estate Management Scheme states that extensions and alterations to existing properties will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.</p> <p>Proposals for conservatories should reference the design principles for extensions. Conservatories should complement the character and style of the original home through the matching of materials, scale, fenestration, proportions and architectural detailing. The overall scale of the conservatory should be proportionate and adequately subordinate to the original property and should not over dominate rear gardens. A maximum depth of up to 4m may be acceptable (similar to single storey extensions). Pitched roof designs are typically acceptable subject to the material finish being glass or similar and to not conflicting with any key architectural detailing on the property.</p> <p>The replacement conservatory has an approximate depth of 3m and extends nearly the full width of the property. The base and flank wall adjacent to no.53 would be brick to match the existing property. The frame of the conservatory would be white uPVC with a hipped style glass roof.</p> <p>The proposed conservatory is a standard design that relates well to the house and remains proportionate and adequately subordinate without over dominating the rear garden.</p>
Impact on neighbours	Although larger than the existing conservatory the proposed replacement would not result in an undue loss of light to the attached neighbour at 53 Lemsford Lane. Privacy would be maintained by the solid wall on the flank closest to the neighbouring property and remaining windows and doors would face the rear garden of the application site.
Landscaping issues (incl. hardstandings)	None.
Any other considerations	None.
Conclusion	
The design and size of the proposed replacement conservatory will not have a detrimental impact on the application site, the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application therefore complies with Policy EM1 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.

5. The brickwork, bonding, mortar, cladding and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved conservatory 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 Policy EM1.

6. The external window frames, glazing bars, sills, door, door surrounds and other external decorations associated with the fenestration hereby approved shall not be any colour other than white.

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.

DRAWING NUMBERS

7. 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
Block Plan		Block Plan	2 March 2021
Location Plan		Location Map	2 March 2021
		Proposed Plans & Elevations	2 March 2021
		Existing Plans & Elevations	2 March 2021

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

Determined By:

Mr James Homer
28 April 2021