

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

DELEGATED APPLICATION

Application No: 6/2021/2377/EMH
Location: 31 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Erection of two storey side extension, single storey side and rear extension.
Officer: Mr James Homer

Recommendation: Granted

6/2021/2377/EMH

Context			
Site and Application description	<p>No.31 is a two storey semi-detached property located upon the south western side of Lemsford Lane.</p> <p>The application seeks Estate Management Scheme consent to erect a two storey side extension and a single storey rear extension.</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 from observations made from the street and surrounding areas and by using the plans submitted by the applicant.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Planning</p> <p>Application Number: 6/2021/2384/EM Decision: Decision Date: Proposal: Erection of two storey side extension and single storey rear extension.</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: W6/2010/0687/EM Decision: Granted Decision Date: 14 June 2010 Proposal: Formation of vehicle hardstanding</p> <p>Application Number: 6/2021/2362/HOUSE Decision: Granted Decision Date: 07 October 2021 Proposal: Erection of two storey side extension and single storey side/rear extension.</p>		
Notifications			
Neighbour representations	Support: 0	Object: 1	Other: 0

Summary of neighbour responses	23 Lemsford Lane Welwyn Garden City AL8 6YN Comment: Concerns raised regarding overshadowing from the proposed extension. Concern regarding road safety with construction vehicles. Concerns raised over impact of the development on the quiet enjoyment of the property.
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>Rear extensions should complement the character and style of the original home through the matching of materials, scale, fenestration, proportions and architectural detailing. Typically with a depth no greater than 4m, the overall scale of a rear extension should be proportionate and adequately subordinate to the original property and should not over dominate rear gardens.</p> <p>The proposed rear extension would have depth of approx. 4.9m and would extend across the full width of the existing house and the rear of proposed two storey side extension. The rear extension would feature a flat roof with three equally spaced roof lights. Sliding/bi-fold doors and a window are proposed for the rear elevation. The extension would be the same depth as the existing attached outbuilding. Although deeper than the preferred maximum, the rear extension would remain proportionate and not over dominate the garden.</p> <p>Side extension design and detailing should be consistent with the character of the original property. Materials, scale, proportions and detailing, including fenestration should be mirrored from the existing property within the proposed extension. The design of the side extension must be subservient to and in proportion with the existing house and plot.</p> <p>The proposed two side extension would have a width of approximately 2.3m, and would be set down from the main ridge and stepped in from the front elevation thereby establishing a subordinate relationship. A ground and first floor window are proposed for the front elevation that would match the design and alignment of existing windows. Two windows are proposed for the ground floor side elevation, which the plans confirm as obscured, and a single window is proposed for the first floor rear elevation, all of which would match the style and alignment of existing windows.</p>
Impact on neighbours	<p>One objection has been received from a neighbouring property where the rear boundary of the property is set to the side of the application site (separated by a walkway). The proposed side and rear extensions would bring the flank of the application property marginally closer to the rear of the neighbouring garden but is not considered to significantly increase over shadowing. Any increase in traffic would be limited to the construction period and once construction is complete the alterations would not impact upon a neighbour's enjoyment of their home.</p> <p>The ground floor rear extension would not result in a harm to the attached</p>

	neighbouring property as a structure of the same depth already exists on this boundary. Views from the proposed side facing ground floor windows would be obscured by the existing boundary treatments at the neighbouring properties and the proposed windows to the front and rear will offer views similar to those from the existing openings. Therefore the impact upon neighbour privacy arising from the development would be minimal.
Landscaping issues (incl. hardstandings)	None.
Any other considerations	None.
Conclusion	
Although the rear extension will be deeper than the preferred limits for the EMS area, the rear extension will not appear overly dominant or visible from the street. The rear extension will not result in a detrimental impact to the attached neighbouring home as it is the same depth as an existing shared structure on that boundary. The proposed side extension would appear proportionate and subordinate to the existing home and would not result in a detrimental impact to neighbouring homes. 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, roof tiles, cladding and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations 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
DLW02		Site Location Plan	10 August 2021
DLW01	A	Existing And Proposed Plans	15 October 2021
DLW03	A	Proposed Block Plan	15 October 2021

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

Determined By:

Mr James Homer
19 October 2021