

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

DELEGATED APPLICATION

Application No: 6/2022/0022/EM
Location: 65 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Widening of existing hardstanding
Officer: Mr James Homer

Recommendation: Granted

6/2022/0022/EM

Context			
Site and Application description	<p>No.65 is a two storey semi-detached property located upon the south western side of Lemsford Lane. The property benefits from an existing single driveway, which although altered from an earlier consent, broadly follows the agreed design.</p> <p>The application seeks Estate Management Scheme consent to enlarge the existing hardstanding which would include the removal of a section of hedgerow upon the front boundary to widen the access.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: 6/2022/0052/EM Decision: Decision Date: Proposal: Erection of 1 x shed in rear garden involving demolition of existing 2 x sheds</p> <p>Application Number: W6/2013/1062/EM Decision: Granted Decision Date: 22 July 2013 Proposal: Formation of hardstanding to front garden, works to include removal of hedge</p> <p>Application Number: 6/2021/3101/EM Decision: Granted Decision Date: 10 January 2022 Proposal: Erection of a single storey side/rear extension with raised decking area following demolition of existing single storey side extension</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 type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4 Others			

Considerations	
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>Policy EM4 seeks to retain the appearance of the Garden City while accommodating the increased pressure for vehicle hard standings due to the rise in car ownership over recent years. In doing so, Policy EM4 states that proposals to construct hardstanding should retain or create sufficient soft 'green' landscaping to help preserve the character of Welwyn Garden City. In addition, works must not result in the loss of any existing hedgerows or landscaping along the boundary other than the minimum required to access the hardstanding.</p> <p>The application proposes to increase the existing block paved hardstanding by widening to the right hand side (when viewed from the street). The remainder of the garden would be covered in slate chips, which is seen currently and part of the approved application from 2013. In addition, approx. 0.8m of hedgerow would be removed from the front boundary to create a wider access.</p> <p>The proposal would see an increase to the existing block paved area yet the basic appearance of the front garden would not be drastically altered from the design approved in 2013. There is an absence of soft/green landscaping, however, this was permitted through the earlier application and this application retains the slate chips allowed.</p> <p>When assessing applications for hardstanding that do not retain the expected balance of hard to soft landscaping an assessment should be made based on the existing amenities and values of the street scene and to then weigh the disadvantages of allowing the hard standing. The assessment would need to take into account the number of authorised and unauthorised hard standings in the vicinity and, in the case of unauthorised hard standings, the likelihood of obtaining injunctive relief to remedy the breaches. In addition, parking is challenging along Lemsford Lane due to the density of housing, existing dropped kerbs removing parking spaces and the narrow width of the street which prevents vehicles parking on both sides of the road.</p> <p>There are a number of unauthorised hard standings within this area of Mill Green Road, some of which are unlikely to be remedied easily. As a result the hard standings have altered the character and appearance of the local street scene. Although, this application would see a reduction in the front hedgerow it would not appear out of place within the existing street scene.</p>
Impact on neighbours	The proposed alterations to the front would not impact upon the amenity of neighbouring homes.
Landscaping issues (incl. hardstandings)	See above.
Any other considerations	None.
Conclusion	
The proposed alterations would not result in a marked change from the existing approved frontage and would not appear out of character within the existing street scene. The application satisfies the requirements of Policy EM4 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. Only that part of the hedge identified shall be removed and the remainder shall be retained.

REASON: To protect the visual amenity of the area in accordance with the requirements of the Estate Management Scheme and Policy EM3.

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
		Driveway proposed	5 January 2022
		Driveway existing	5 January 2022
	V2	Site Location Plan	6 January 2022

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

Determined By:

Mr James Homer
2 March 2022