

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/1195/EM  
**Location:** 66 Brockwood Lane, Welwyn Garden City, AL8 7BQ  
**Proposal:** Erection of replacement shed  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2022/1195/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No.66 is a two storey semi-detached property located upon the north eastern side of Brockwood Lane. The property is set back from the highway and has a good sized rear garden that backs on to Sherrardspark Wood.</p> <p>The application seeks Estate Management Scheme consent to erect a detached outbuilding within the rear garden.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: W6/1992/5194/EM      Decision: Refused      Decision Date: 04 September 1992          Proposal: Single storey rear extension</p> <p>Application Number: W6/1992/5386/EM      Decision: Granted      Decision Date: 11 January 1993          Proposal: Erection of single storey rear extension</p> <p>Application Number: 6/2018/0576/EM      Decision: Granted      Decision Date: 22 May 2018          Proposal: Erection of single storey rear and side extensions following the demolition of existing conservatory</p>		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	No comments received.		
<b>Consultee responses</b>	No comments received.		
<b>Relevant Policies</b>			
<input type="checkbox"/> EM1 <input checked="" type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form,</b>	Policy EM2 of the Estate Management Scheme looks to protect the planned		

<p><b>size, scale, siting) and Character (impact upon amenities and values of Garden City)</b></p>	<p>layout of the Garden City by ensuring that proposals for new buildings and structures respect the visual appearance of the area in terms of their siting and scale so they do not result in visually over prominent or discordant additions. In addition, all applications for new buildings should not harm the residential amenity of adjoining occupiers and the immediate area.</p> <p>Detached outbuildings should only be located in rear gardens and must not be overly visible from public vantage points. The scale and size of the proposed building must be commensurate with the size of the garden and should not be excessively large and respect the proximity of boundaries. One or more structures may be acceptable subject to there not being a proliferation of detached buildings/sheds in the rear garden. In addition, the overall finish and appearance of the building should not detract from the character and quality of the existing garden and property.</p> <p>The proposed outbuilding would measure approx. 7m x 3m and would feature a flat roof. Designed to be half home office half shed, the structure would be finished in vertical cedar wood panelling on the front and sides with feather boarding to the rear elevation. The proposed structure would feature glazed double doors with anthracite grey frame to the home office and with a concealed panelled cedar door to the shed.</p> <p>The proposed outbuilding would be commensurate to the size of the garden and would not appear excessively large. In addition, the structure is unlikely to be visible from the front of the property.</p>
<p><b>Impact on neighbours</b></p>	<p>The proposed outbuilding would be positioned toward the bottom of the rear garden and away from the main dwelling areas of neighbouring homes. As a result. The structure will not result in a loss of light, outlook or privacy to attached neighbours.</p>
<p><b>Landscaping issues (incl. hardstandings)</b></p>	<p>None proposed.</p>
<p><b>Any other considerations</b></p>	<p>None.</p>
<p><b>Conclusion</b></p>	
<p>The proposed outbuilding will not result in visually over prominent or discordant addition, will not appear excessively large and will not harm the residential amenity of adjoining occupiers. The application, therefore, complies with Policy EM2 of the Estate Management Scheme.</p>	

**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 Welwyn Garden City Estate Management Scheme only.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

#### DRAWING NUMBERS

5. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		Site location plan	31 May 2022
		Block plan	31 May 2022
		Planned build1	18 July 2022

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

#### **Informatives:**

1. If your property is long leasehold, or was previously owned by the Council, there may be covenants contained within your conveyance. This is unrelated to the Estate Management Scheme and you may require additional consent before carrying out any works. It is recommended that you contact [estateteam@welhat.gov.uk](mailto:estateteam@welhat.gov.uk) to clarify the position.

#### **Determined By:**

Mr James Homer  
18 July 2022