

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/2254/EM  
**Location:** 7 Blakemere Road Welwyn Garden City AL8 7PQ  
**Proposal:** Erection of a single storey front extension  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2022/2254/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No. 7 is a two storey semi-detached property located upon the western side of Blakemere Road. The property is positioned on a bend so benefits from a deep front garden that widens toward the road.</p> <p>Estate Management Scheme consent was granted in 2021 under reference 6/2021/1319/EM for the erection of a front extension, porch extension and alterations to rear bay and windows.</p> <p>Estate Management Scheme consent is now sought for the erection of an amended front extension.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: W6/2002/0242/EM      Decision: Granted  Decision Date: 08 April 2002  Proposal: ERECTION OF A TWO STOREY AND SINGLE STOREY REAR EXTENSION, AND REPLACEMENT GARAGE AND STORE  Application Number: W6/2002/0890/EM      Decision: Granted  Decision Date: 29 July 2002  Proposal: PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE GARAGE EXTENSION AND REAR FACING ROOFLIGHT  Application Number: W6/2013/1117/EM      Decision: Granted  Decision Date: 19 August 2013  Proposal: Replace existing driveway with block paving  Application Number: 6/2021/1319/EM      Decision: Granted  Decision Date: 25 June 2021  Proposal: Single storey front extension, new porch and alterations to rear window and bay  Application Number: 6/2022/2224/HOUSE      Decision: Granted  Decision Date: 17 November 2022  Proposal: Erection of proposed front extension</p>		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of</b>	No comments received.		

<b>neighbour responses</b>	
<b>Consultee responses</b>	No comments received.
<b>Relevant Policies</b>	
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others	
<b>Considerations</b>	
<b>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</b>	<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>The proposed single storey front extension would be positioned between the side of the main building and garage to the front of the existing secondary access to the home. The proposed extension would be set further forward than the extension approved under 6/2021/1319/EM, however it would still remain set back from the main elevation. The proposed extension would feature a recessed timber door and a single window which the drawings confirm would be white and match the style of the existing windows. Built to create a wheelchair accessible wet room, the extension would feature a flat roof that would match the height of the existing infill extension, however, the roof now includes two flat roof lights. Although it is likely the roof lights may be partially visible from the front of the property they are not considered to result in undue harm to the character of the building.</p> <p>Despite the alterations, the proposed extension would be in keeping with the design and appearance of the existing building and would remain proportionate and adequately subordinate to the existing building.</p>
<b>Impact on neighbours</b>	The proposed additions and alterations would not result in a detrimental impact upon the amenity of neighbouring homes.
<b>Landscaping issues (incl. hardstandings)</b>	None proposed.
<b>Any other considerations</b>	None.
<b>Conclusion</b>	
The proposed front extension would be proportionate, subordinate and is in keeping with the appearance of the existing building and will not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application 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 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.

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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
AT964-02		Existing Ground Floor & Roof Plans	28 September 2022
AT964-03		Existing Elevations	28 September 2022
AT964-04A		Proposed Ground Floor & Roof Plans	28 September 2022
AT964-05B		Proposed Elevations	28 September 2022
AT64-01B		Site Location Plan	28 September 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 [estatesteam@welhat.gov.uk](mailto:estatesteam@welhat.gov.uk) to clarify the position.

**Determined By:**

Mr James Homer  
17 November 2022