

5 Densley Close,
Welwyn Garden City
AL8 7JX

WGC Estate Management & Conservation Area

Loft & Garage alterations plus Solar panel addition
and various external works

DC5 102-HH EM



Site / Surroundings:

The application property is a detached dwelling that is located within the Welwyn Garden City Estate Management, Conservation Area.

Proposal:

Planning permission is sought for:

Loft conversion- includes the addition of rooflight windows to the side elevations and window to the gable end of the rear elevation.

Replacement windows (like for like metal framed) to ground floor larder & wc and first floor bathroom.

Replacement Garage doors – 2no hinged doors to replace existing up & over door.

Retrospective EV charger – to garage side elevation.

New gate for side access & new path to side – removal of 1m hedge, gate matches neighbour @no3.

Part conversion of the garage to habitable space, **raising of the flat garage roof** (for insulation),

installation of **Solar panels** and **roof lights** – to garage flat roof.

Installation of **Shed** to rear garden – 6'x 8' timber.

Also to be considered like for like style replacement for **front door**.

Relevant Planning History: - 5 Densley Close

[E/1972/4554/](#) Ground floor rear extension

[W6/1998/5247/EM](#) Relay existing drive and paths, extension to vehicle crossover and hardstanding

- Drawings unavailable online.

Impact on the conservation area:- regards changes evident from the front of the property:

The **loft** conversion proposes 3 rooflight windows to 2no flank/ side elevations.



existing approach elevation.

5 Densley Close ~ Proposed Loft & Garage conversion plus small works.

The 2no **slot windows** (to either side of the existing 'side' door) – to be in crittall style, white metal, double glazed.



-with retrospective EV charger in place

The **garage door** replacement with 2no hinged doors – style tba.



-garage door view

The proposed **gate**, is to allow direct access to the garden. It is proposed to match the gate style of no3 Densley Cl. In timber with green stain finish.



existing gate at no3



existing front door (new gate to be positioned to side)

5 Densley Close ~ Proposed Loft & Garage conversion plus small works.

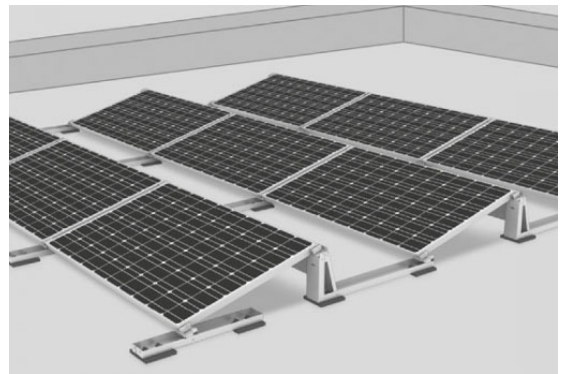


– Proposed new brick path adjacent to new gate - side & front

The proposed works to **garage roof**:

solar panels – info tba

Flat roof lanterns - proposed style.



The proposed **shed**, to rear garden, on solid base, adjacent to neighbours shed.



The application is also to include an **alteration to openings** to the rear of the garage - window was door, bifold door replaces 2no windows

5 Densley Close ~ Proposed Loft & Garage conversion plus small works.

Landscaping:

The new side access gate will involve a 1m reduction hedging. The addition of new paving to gate access. No other changes are proposed to the landscaping.

Neighbours' amenities

There is considered to be no impact on the amenities of the occupiers of neighbouring properties.

Archaeology

The application is NOT known to be in any archaeological area where planning permissions may be subject to a recording condition, but we welcome any further planning advice on this matter.

It is believed the proposed works would be sympathetic alterations and not affect the historic fabric, character or significance of the historic building or its curtilage.

Please don't hesitate to contact us if you have any questions.

Sara Rattenbury

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