

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2023/0534/HOUSE  
**Location:** 2 Densley Close Welwyn Garden City Hertfordshire AL8 7JX  
**Proposal:** Erection of new garden studio following demolition of existing shed  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2023/0534/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is situated to the west of Densley Close and consist of detached chalet style property.</p> <p>The applicant seeks permission for the erection of a garden studio following the demolition of an existing shed.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0            SAG - 0 - Distance: 0            EM - Estate Management - Distance: 0            Wards - Sherrards - Distance: 0            HPGU - Digswell Sherrardspark - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: E/1970/0816/            Decision: Granted            Decision Date: 12 May 1970            Proposal: Alterations and additions to house.</p> <p>Application Number: 6/2021/0169/HOUSE            Decision: Granted            Decision Date: 16 March 2021            Proposal: Erection of a first floor side extension</p> <p>Application Number: 6/2021/3186/EM            Decision: Granted            Decision Date: 05 January 2022            Proposal: Erection of 1 x carport involving demolition of existing carport</p> <p>Application Number: 6/2021/3107/HOUSE Decision: Granted Decision Date: 25 February 2022            Proposal: Erection of 1 x carport involving demolition of existing carport</p> <p>Application Number: 6/2023/0535/EM            Decision: Granted            Decision Date: 03 May 2023            Proposal: Erection of new garden studio following demolition of existing</p>
<b>Consultations</b>	

<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 25 April 2023 Site Notice Expiry Date: 18 May 2023  Press Advert Display Date: 5 April 2023 Press Advert Expiry Date: 28 April 2023  Neighbour letters		
<b>Summary of neighbour responses</b>	No representation received		
<b>Consultees and responses</b>	The Gardens Trust – No comment  WHBC Landscapes Department – No objection.		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes  <u>The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating the Proposed Main Modifications (January 2023) (Draft Local Plan)</u> SP1 Delivering Sustainable Development SP9 Place Making and High-Quality Design SADM11 Amenity SADM15 Heritage			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable):  The property is located within the Welwyn Garden City Conservation Area.  There are no objections to the proposed outbuilding as it is not considered to be detrimental to the setting of the Conservation Area. The proposal is considered to be compliant with Policy SADM15 of the Draft Local Plan and the relevant sections of the NPPF.			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>Comment</b> (if applicable):			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable):  Planning permission is sought for the erection of a garden studio following the removal of an existing shed. The garden studio would be located in the same location as the existing shed and would measure approximately 3.2m in width and 2.7m in depth with a maximum height of approx. 2.5m. Given the size and single storey nature of the proposed outbuilding, it is considered that the proposal would be subordinate in scale to the host dwelling and would not result in overdevelopment of the plot.			

The garden studio would be finished in redwood timber cladding and a polyurethane insulation roof which is not objectionable in this setting and can be secured through a planning condition.

Subject to a planning condition regarding external materials, it is considered that the proposal would adequately respect and relate to the existing dwelling and the character of the area and would accord with local and national policies.

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable): See above

**Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)**

Yes  No  N/A

**Comment** (if applicable):

Given its location and size, it is considered that the proposal would not have an impact on the amenity of neighbouring occupiers.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

**Conclusion**

Subject to the suggested planning condition, it is considered that the proposed development would be in accordance with local and national policies.

**Conditions:**

1. The exterior of the development hereby approved shall be constructed in the materials specified on the submitted plans.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

**DRAWING NUMBERS**

2. 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	9 March 2023
01	A	EXISTING AND PROPOSED ELEVATIONS	15 March 2023
03	A	EXISTING TREE AND SITE PLAN	15 March 2023
04		PROPOSED TREE AND SITE PLAN	15 March 2023

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

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

**Informatives:**

1. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
2. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (water interest etc.) Neither does this permission negate or override any private covenants or legal interest (easements or wayleaves) which may affect the land.

**Determined By:**

Ms Emily Stainer  
19 May 2023