

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/0535/EM  
**Location:** 2 Densley Close Welwyn Garden City AL8 7JX  
**Proposal:** Erection of new garden studio following demolition of existing  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2023/0535/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>2 Densley Close is a two-storey detached chalet style property located upon the western side of the street. Densley Close is a cul-de-sac close to Sherrardspark Wood and has a semi-woodland setting due to the retention of mature woodland trees within the street and gardens.</p> <p>The application seeks Estate Management Scheme consent to remove an existing rear garden shed and erect a garden studio as a replacement.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: 6/2021/3186/EM      Decision: Granted      Decision Date: 05 January 2022</p> <p>Proposal: Erection of 1 x carport involving demolition of existing carport</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, size, scale, siting) and Character (impact upon amenities and values of Garden City)</b>	<p>The erection of new buildings and structures within the Estate Management Scheme area is covered by Policy EM2 which looks to protect the planned 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 structures. In addition, all applications for new buildings should not harm the residential amenity of adjoining occupiers.</p> <p>The application proposes to remove an existing shed and erect a garden studio in the space vacated. Detached outbuildings should only be 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</p>		

	<p>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 garden studio would measure approximately 3.2m in width and 2.7m in depth with a maximum height of approx. 2.5m. The proposed studio will feature a vertical panel finish, a shallow pent style roof and glazed doors that open into the rear garden of the application site. Located toward the end of the rear garden, the proposed structure is considered commensurate to the size of the garden and would not be visible from public areas.</p>
<b>Impact on neighbours</b>	The proposed garden studio would be positioned away from main dwelling areas of neighbouring homes and would not result in a loss of light, outlook or privacy to these properties.
<b>Landscaping issues (incl. hardstandings)</b>	None proposed.
<b>Any other considerations</b>	None.
<b>Conclusion</b>	
The proposed garden studio will not result in a visually over prominent or discordant structure. In addition, the proposal will not result in harm to the residential amenity of adjoining occupiers in terms of loss of light, outlook or privacy. The application complies with Policy EM2 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.

## 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>
		Location plan	9 March 2023
		Tree 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
02		PROPOSED FLOOR PLAN AND ELEVATIONS	15 March 2023

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  
3 May 2023