

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/1882/HOUSE  
**Location:** 23 Roundwood Drive Welwyn Garden City AL8 7JZ  
**Proposal:** Re-routing and extension of existing footpath, resurface driveway and replace dwarf wall along front boundary  
**Officer:** Ms Jessica Fuller

**Recommendation:** Granted

6/2023/1882/HOUSE

| <b>Context</b>                          |  |
|---|--|
| <b>Site and Application description</b> | <p>Number 23 is a two-storey detached property located on the western side of Roundwood Drive. The property occupies a spacious plot with a wide front garden and benefits from an existing driveway leading to a garage, and a separate side pathway providing access to the rear.</p> <p>The application seeks planning permission to re-route and extend the existing footpath, resurface the driveway, and replace the dwarf wall along the front boundary.</p>  |
| <b>Constraints</b>                      | <p>CA - Conservation Area: WGC1; - Distance: 0<br/>           SAG - 0 - Distance: 0<br/>           EM - Estate Management - Distance: 0<br/>           ROW - BRIDLEWAY (WELWYN GARDEN CITY 013) - Distance: 25.09<br/>           Wards - Sherrards - Distance: 0<br/>           HPGU - Digswell Sherrardspark - Distance: 0</p>  |
| <b>Relevant planning history</b>        | <p>Application Number: E/1952/0320/<br/>           Decision: Granted<br/>           Decision Date: 17 April 1952<br/>           Proposal: House &amp; private garage</p> <p>Application Number: E/1972/0947/<br/>           Decision: Granted<br/>           Decision Date: 16 May 1972<br/>           Proposal: Rear extension to garage and conservatory roof to match</p> <p>Application Number: N6/1983/0143/<br/>           Decision: Granted<br/>           Decision Date: 12 May 1983<br/>           Proposal: Porch</p> <p>Application Number: c6/1983/0701/ Decision: Granted Decision Date: 13 December 1983<br/>           Proposal: Single storey side extension</p> |

|   |   |           |          |
|---|---|-----------|----------|
|   | <p>Application Number: 6/2018/3132/EM      Decision: Granted      Decision Date: 06 February 2019<br/>         Proposal: Replacement of garage door</p> <p>Application Number: 6/2019/2017/HOUSE<br/>         Decision: Granted<br/>         Decision Date: 01 October 2019<br/>         Proposal: Alterations to fenestration, erection of a single storey rear extension, and demolition of conservatory</p> <p>Application Number: 6/2019/2031/EM<br/>         Decision: Granted<br/>         Decision Date: 08 October 2019<br/>         Proposal: Erection of single storey rear extension, alterations to openings, erection of fencing and demolition of rear conservatory</p> <p>Application Number: 6/2020/0049/EM<br/>         Decision: Granted<br/>         Decision Date: 30 March 2020<br/>         Proposal: Installation of fence and replacement of multi-species hedge</p> <p>Application Number: 6/2023/1720/EM<br/>         Decision: Granted<br/>         Decision Date: 17 October 2023<br/>         Proposal: Re-routing and extension of existing footpath and installation of proposed footpath to include change of materials, resurface driveway and replace dwarf wall along front boundary</p> |           |          |
| <b>Consultations</b>  |   |           |          |
| <b>Neighbour representations</b>  | Support: 0  | Object: 0 | Other: 0 |
| <b>Publicity</b>  | Site Notice Display Date: 18 October 2023<br>Site Notice Expiry Date: 8 November 2023<br>Press Advert Display Date: 18 October 2023<br>Press Advert Expiry Date: 8 November 2023<br>Neighbour notification letters  |           |          |
| <b>Summary of neighbour responses</b>   | None received.  |           |          |
| <b>Consultees and responses</b>   | Place Services Conservation Officer - The proposal would preserve the character and appearance of the conservation area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.  |           |          |
| <b>Relevant Policies and Guidance</b>   |   |           |          |
| <b>National Planning Policy Framework</b>   |   |           |          |
| <b>The Welwyn Hatfield Borough Council Local Plan 2016-2036:</b>  |   |           |          |
| <ul style="list-style-type: none"> <li>• SP1 Delivering Sustainable Development</li> <li>• SP3 Settlement Strategy and Green Belt Boundaries</li> <li>• SP9 Place Making and High Quality Design</li> <li>• SP11 Protection and Enhancement of Critical Environmental Assets</li> <li>• SP15 The Historic Environment of Welwyn Garden City</li> <li>• SADM11 Amenity and Layout</li> </ul> |   |           |          |

- SADM12 Parking, Servicing and Refuse
- SADM15 Heritage
- SADM16 Ecology and Landscape

**Planning Guidance:**

- Planning Practice Guidance
- Supplementary Design Guidance 2005

**Main Issues**

**Is the development within a conservation area?**

Yes  No

**Would the significance of the designated heritage asset be preserved or enhanced?**

Yes  No  N/A

**Comment (if applicable):**

See below.

**Would the development reflect the character of the existing dwelling and surrounding area?**

Yes  No

**Comment (if applicable):**

The site is located within the Welwyn Garden City Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Section 16 of the NPPF (conserving and enhancing the natural environment), Section 12 (achieving well-designed places) are relevant. Local Plan Policy SADM15 is consistent with the NPPF and Policy SP15 aims to protect Welwyn Garden City's historical significance and unique heritage as a garden city. It states that proposals for new development should protect, conserve and where appropriate enhance its heritage assets. All development proposals, through their design and detailing, will be required to demonstrate that they have responded to the key characteristics of a Garden City.

Additionally, Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place, responding to the character and context of the surrounding area. Alterations should relate well to the character and proportions of the existing building and its curtilage, the surrounding context, and the street scene in terms of their siting, height, mass, scale, detailed design and materials. Correspondingly, Policy SADM11 states that all proposals will be required to create and protect a good standard of amenity for buildings and external open space.

The application seeks planning permission for alterations within the front garden of the application site. An existing dry stone dwarf wall along the front boundary is to be demolished and replaced with a brick-built replacement. The replacement wall would be constructed to the same height and length but to maximum depth of approximately 0.5m to accommodate planting. This is 0.3m deeper than the existing wall and is not considered to detrimentally impact the character of the existing dwelling. There is no common front boundary treatment within the area with a mix of hedgerows, dwarf walls and open front gardens. As a result, the replacement wall is not considered to cause harm to the character of the surrounding area.

The application also proposes to replace the surfaces of the existing driveway and paths with block paving. The proposal includes extending the side access pathway further back into the site to meet a side fence and the creation of a new pathway across the front garden to connect the side access

pathway to the front door. The work would result in a small increase in the proportion of the garden that is covered in hardstanding. However, this would not be to an extent that would result in a harmful loss of landscaping. It is noted that an existing stepping stone pathway would be removed.

Overall, it is considered that the proposal would preserve the character and appearance of the conservation area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Yes  No  N/A

**Comment** (if applicable):

Policy SADM11 is relevant. The proposed alterations and additions to the hardstanding and erection of a replacement front boundary wall will not result in a loss of light, outlook or privacy to neighbouring occupiers. The proposal is therefore acceptable with regards to impacts upon the amenity of the neighbouring properties in accordance with national and local policy.

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

Yes  No  N/A

**Comment** (if applicable):

There will be no additional bedrooms or alterations to the number of parking spaces as a result of the proposal.

### **Conclusion**

The proposed development is considered acceptable in accordance with both National and Local Planning Policy subject to conditions.

### **Conditions:**

1. The development must not be carried out other than in accordance with the details of external materials specified on the submitted application form. Details of any alternative materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the Local Planning Authority prior to above ground development. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield Borough Council Local Plan 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> |
|--------------------|------------------------|------------------------|----------------------|
| Location Plan      |                        | Location Plan          | 11 September 2023    |
| Fig 14             |                        | Threatening trees plan | 12 September 2023    |

|       |                                       |                   |
|-------|---------------------------------------|-------------------|
| Fig 5 | Existing and Proposed Rear Elevation  | 13 September 2023 |
| Fig 6 | Existing and Proposed South Elevation | 13 September 2023 |
| Fig 4 | Existing/Proposed Front Elevation     | 13 September 2023 |
| Fig 7 | Existing and Proposed North Elevation | 13 September 2023 |
| Fig 8 | Front pathway proposal                | 6 October 2023    |
| Fig 9 | Front Pathways detail                 | 6 October 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. 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.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. 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.
4. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

#### **Determined By:**

Ms Emily Stainer  
30 November 2023