

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

DELEGATED APPLICATION

Application No: 6/2023/1974/EM
Location: 35 Sherrardspark Road Welwyn Garden City AL8 7JY
Proposal: Erection of a single storey rear extension, raising of existing garage roof and insertion of rooflight
Officer: Mr James Homer

Recommendation: Granted

6/2023/1974/EM

Context			
Site and Application description	<p>No.35 is a two-storey detached property located upon the southern side of Sherrardspark Road. The property occupies a spacious corner plot adjacent to the entrance to Densley Close and benefits from a single storey side extension and attached garage.</p> <p>The application seeks Estate Management Scheme consent to raise the height of the existing garage and erect a single storey extension to include a rooflight.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: 6/2023/1988/HOUSE Decision: Decision Date: Proposal: Erection of single storey rear extension, raising of existing garage roof and insertion of rooflight</p> <p>Application Number: W6/2005/0439/EM Decision: Granted Decision Date: 02 June 2005 Proposal: PARTIAL REMOVAL OF HEDGE, AND REMOVAL OF GATE POSTS AND GATE, TO WIDEN EXISTING ACCESS AND ADDITIONAL HARDSTANDING.</p> <p>Application Number: W6/2009/0250/EM Decision: Granted Decision Date: 16 April 2009 Proposal: ERECTION OF REPLACEMENT SHED</p> <p>Application Number: W6/2012/1689/EM Decision: Withdrawn Decision Date: 04 October 2012 Proposal: Loft conversion with roof dormer window and insertion of window in side of property</p> <p>Application Number: 6/2017/0551/EM Decision: Granted Decision Date: 25 May 2017 Proposal: Extension to existing driveway</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		

Relevant Policies	
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others	
Considerations	
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>Extensions and alterations to an existing property within the Estate Management Scheme area is covered by Policy EM1 which states that they 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 character and appearance of much of Welwyn Garden City has a quality that consists of carefully designed layouts with formal patterns where the design of architecture is in groups and individual buildings. Applications for extensions and alterations should therefore respect and not harm the character and appearance of the building and the relationship between buildings, including the spaces between buildings and the wider street scene.</p> <p>The application proposes to erect a single storey rear extension to the rear of the garage and raise the height of the existing garage block to match the height of the extension. Within the Estate Management Scheme area, rear extensions should complement the character and style of the original home through the matching of materials, scale, fenestration, proportions and architectural detailing. The overall scale of a rear extension should be proportionate and adequately subordinate to the original property and should not over dominate rear gardens.</p> <p>The proposed rear extension is a modest size with a depth of approximately 2.8m. It would infill the area between the rear of the garage and the single storey side extension and would square off the rear corner of the property. The extension would feature a flat roof with a single roof light. The application also proposes to increase the height of the existing garage to match the height of the proposed extension and existing side extension. This increase would add approximately 50cm to the height of the garage, including at the front elevation, however this would remove the stepped down roof of the garage currently seen and result in a common height across the single storey side elements.</p> <p>Overall, the proposed rear extension is considered proportional and subordinate to the existing building and would not over dominate the rear garden. The proposed height increase will remove the inconsistent roof heights presently seen and would result in a cleaner appearance which is not considered harmful to the property or character of the area.</p> <p>Materials have not been specified, however, a matching finish can be secured by condition if required.</p>
Impact on neighbours	<p>Due to the modest size of the proposed single storey rear extension and minimal addition of approximately 0.5m to the height of the existing garage, it is considered that the living conditions of neighbours would be maintained to an acceptable level in accordance with Policy EM1 of the Estate Management Scheme.</p>
Landscaping issues (incl. hardstandings)	<p>None proposed.</p>
Any other considerations	<p>None.</p>

Conclusion

The proposed rear extension and increase to the garage roof height is considered in keeping with the design and 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.

DRAWING NUMBERS

6. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
5811- P01	A	Plans & Elevations as Proposed	25 September 2023
5811-OS2		Block Plan	25 September 2023

5811- E01	Plans & Elevations as Existing	25 September 2023
5811-OS1	Location Plan	25 September 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 to clarify the position.

Determined By:

Mr James Homer
21 November 2023