

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/2060/EM  
**Location:** 7 Sherrardspark Road Welwyn Garden City AL8 7JW  
**Proposal:** Erection of a single storey side extension and alterations to openings to existing side elevation  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2023/2060/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No.7 is a two-storey chalet style dwelling located upon the southern side of Sherrardspark Road. The property benefits from an attached garage with mature hedgerows upon the front boundary.</p> <p>The application seeks Estate Management Scheme consent to erect a single storey side extension, make alterations to the side openings and construct a access ramp.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: W6/2008/2404/EM      Decision: Granted      Decision Date: 30 January 2009          Proposal: REPLACEMENT WINDOWS</p>		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 1
<b>Summary of neighbour responses</b>	<p>13 Sherrardspark Road Welwyn Garden City AL8 7JW</p> <p>Comment: No objection in principle to the proposed extension but would like to draw attention to the fact that the foul water drains from No. 13 and No. 15 Sherrards Park Road run through the garden and the side return of number 7 Sherrards Park Road. This pipe work runs directly under the proposed area for the ramp to the newly created rear entrance. Would ask that the new owner and their building contractors are made aware of this and that the erection of any new building and or paving takes this into account and does not compromise the function of the drains, nor does it restrict access for future maintenance.</p>		
<b>Consultee responses</b>	No comments received.		
<b>Relevant Policies and Guidance</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting)</b>	Extensions and alterations to an existing property within the Estate Management Scheme area is covered by Policy EM1 which states that they		

<p><b>and Character (impact upon amenities and values of Garden City)</b></p>	<p>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 application proposes to erect a small side extension to the rear of the existing single storey side extension upon the eastern side of the property. Within the Estate Management Scheme area, single storey side extension design and detailing should be consistent with the character of the original property. Materials, scale, proportions and detailing, including fenestration should be mirrored from the existing property within the proposed extension. The design of the side extension must be subservient to and in proportion with the existing house and plot.</p> <p>The proposed extension would be a small addition to the rear of the existing single storey side element of the property. The proposed extension would square off the single storey element with the rear elevation of the main house and would appear proportionate and subordinate to the existing building. Like the existing, the proposed extension would feature a flat roof which ensure the addition is in keeping. The proposed extension would feature a small window within the side elevation. In addition, a new door is proposed for the side elevation of the existing house. Both window and door are considered in keeping with the appearance of the building and will not result in harm to the character of the area.</p> <p>Finally, the application proposes to erect a ramp that will allow access from the front and rear of the home. No objection is raised as the proposed ramp would not be visible from public areas and therefore will not affect the character of the home or wider neighbourhood.</p>
<p><b>Impact on neighbours</b></p>	<p>One neighbour comment has been received which raises the potential impact the development may have upon drainage from neighbouring homes. This is a matter outside of Estate Management Scheme consideration and cannot form part of the assessment.</p> <p>In terms of neighbour amenity, the proposal would not result in a loss of light, outlook or privacy to neighbouring homes.</p>
<p><b>Landscaping issues (incl. hardstandings)</b></p>	<p>A small ramp is proposed within the private garden area of the property which is discussed above.</p>
<p><b>Any other considerations</b></p>	<p>None.</p>
<p><b>Conclusion</b></p>	
<p>The proposed single storey side extension, alterations to openings and access ramp are 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.</p>	

**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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
5810-P01	A	Plans and Elevations as Proposed	9 October 2023
5810-OS2		Block Plan	9 October 2023
5810-E01		Plans and Elevations as Existing	9 October 2023
5810-OS1		Location Plan	9 October 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  
8 December 2023