

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

DELEGATED APPLICATION

Application No: 6/2024/0395/EM
Location: 30 Sherrardspark Road Welwyn Garden City AL8 7JS
Proposal: Garage conversion with replacement of garage door to window and raising of roof with insertion of rooflights, alterations to openings, removal of rear bay window, replacement of 2 no. roof lanterns and render to porch with addition of windows
Officer: Mr James Homer

Recommendation: Granted

6/2024/0395/EM

Context	
Site and Application description	<p>No.30 is a two-storey detached property located upon the north-western side of Sherrardspark Road. The property occupies a wide and deep plot and sits opposite a triangle of green space at the junction of Mandeville Rise. The building benefits from an attached garage, a single storey rear extension and a converted loft.</p> <p>This application seeks Estate Management Scheme consent to undertake a garage conversion which would include raising the height of the roof and replacing the garage door with a window. The application also seeks consent to:</p> <ul style="list-style-type: none"> - Insert replacement roof lights within the roof of the single storey rear extensions. - Remove a rear bay window and replace with a sliding door. - Replace existing rear openings with sliding doors. - Brick up an existing entrance door to the side of the garage. - Render the existing front porch and insert windows within each flank.
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant history	<p>Application Number: 6/2024/0392/HOUSE Decision: Decision Date: Proposal: Garage conversion with replacement of garage door to window and raising of roof with insertion of rooflights, alterations to openings, removal of rear bay window, replacement of 2 no. roof lanterns and render to porch with addition of windows</p> <p>Application Number: W6/2009/2293/EM Decision: Granted Decision Date: 07 December 2009 Proposal: ERECTION OF SINGLE STOREY REAR EXTENSION AND RAISING PART OF FLAT ROOF</p> <p>Application Number: W6/2010/0338/EM Decision: Granted Decision Date: 04 May 2010</p>

	<p>Proposal: ERECTION OF TWO SHEDS IN REAR GARDEN Application Number: W6/2010/0339/EM Decision: Granted Decision Date: 04 May 2010</p> <p>Proposal: INSTALLATION OF REAR ROOFLIGHT Application Number: 6/2016/0929/EM Decision: Refused Decision Date: 22 July 2016</p> <p>Proposal: Conversion of existing garage and existing loft, to include insertion of front and rear dormers Application Number: 6/2016/1579/EM Decision: Granted Decision Date: 28 October 2016</p> <p>Proposal: Conversion of existing garage and existing loft to include insertion of front and rear dormers Application Number: 6/2017/1533/EM Decision: Refused Decision Date: 21 August 2017</p> <p>Proposal: Installation of front and rear dormers and 2 x rear rooflights to facilitate garage and loft conversion to habitable space. Application Number: 6/2017/1887/EM Decision: Granted Decision Date: 29 September 2017</p> <p>Proposal: Installation of front and rear dormer windows and 2 rooflights to facilitate conversion of loft to habitable space, as well as the installation of a front window to facilitate garage conversion. Application Number: 6/2019/1112/EM Decision: Granted Decision Date: 03 July 2019</p> <p>Proposal: Erection of rear orangery</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies and Guidance			
<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 application proposes to convert the garage into habitable space. When assessing design proposals for garage conversions it is important that as much of the existing character and style of the property is retained and enhanced. New windows should: respect the size and style of other ground floor windows; be flush within the garage and not project forward of the front elevation and comply with the EMS requirements for windows. In addition, new brickwork must match the existing building and any roof light installed into the garage roof should not be overly prominent from public vantage points.</p> <p>To achieve the proposed conversion, the garage roof would be raised in height to match the height of the existing extensions to the rear. The increase in height (approx. 0.5m) is a minor alteration that will bring the side elements of</p>		

	<p>the property to a standard height and remove the differing levels seen at present. In addition, the increase would not result in overly dominate structure to the side of the main building. To support the garage conversion, the existing garage door would be removed and partially bricked up. A smaller opening would remain and would include sash window with Georgian glazing bar design that would match the appearance and alignment of existing windows. The existing side access is to be incorporated into living space, so the application proposes to remove the front facing side access door to the left of the garage block and brick up the opening.</p> <p>The conversion of garages into habitable space within the main home is a relatively common proposal within the EMS area and there is no objection to the proposed conversion at 30 Sherrardspark Road.</p> <p>The application also proposes to remove two existing roof lanterns within the rear extensions and install two larger replacements along with two additional square roof lights to provide light into the rear section of the converted garage. The roof lights to the converted garage are relatively small and would not be visible from the street. The replacement lanterns are larger in area than the existing, however, the proposed plans show that they would not protrude above the height of the parapets and should not be visible from public areas to the front of the property.</p> <p>At the rear of the property, a ground floor bay window within the existing house is to be removed and replaced with large pane sliding doors. In addition, windows and doors within the existing rear extension would also be removed and replaced with large pane sliding doors and large pane windows. These replacement doors and windows are modern and appearance and not considered in keeping with the character of the property. However, as they are located at the rear of the property and would not be visible from public areas, here is no objection.</p> <p>Finally, the application proposes to apply a render finish the existing front porch. The porch is relatively small and currently has a panel effect. In addition to the render, the application proposes small Georgian glazed windows within each flank. The proposal would not result in an increase in size to the porch or unduly affected its appearance. However, given the property has a prominent location within the street scene and the existing white finished porch has long been established, it is considered reasonable and appropriate to include a condition that ensures the render must be finished in white.</p>
Impact on neighbours	No neighbour of consultee comments have been received. The proposed alterations to the property will not result in any change to existing amenity of adjoining neighbours.
Landscaping issues (incl. hardstandings)	None proposed.
Any other considerations	None.
Conclusion	
The garage conversion and other alterations proposed within this application 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. Subject to compliance with the recommended conditions, the application will comply 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.

6. With the exception of the ground floor rear facing openings, the external window frames, glazing bars, sills, door, door surrounds and other external decorations associated with the fenestration hereby approved shall not be any colour other than white.

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.

7. The render finish to the front porch hereby approved shall not be any colour other than white.

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

8. 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
5898-P01	B	Proposed Plans and Elevations	29 February 2024
5898-OS2		Block Plan	29 February 2024
5898-E01		Existing Plans and Elevations	29 February 2024
5898-OS1		Location Plan	29 February 2024

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
30 April 2024