

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>W6/2009/1613/EM</b>
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**NOTATION:**

The site lies within the Conservation Area and settlement of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The property is a white rendered semi detached house situated on the northern side of Brockwood Lane, which is a road of similar designed dwellings. The property has been extended by the addition of a two storey and single storey rear extensions. The rear of the property backs on to the disused Luton Branch line and Sherrards Wood beyond. The property shares its main and vehicular access with the adjacent semi detached dwelling.

**DESCRIPTION OF PROPOSAL:**

The proposal is for the erection of an aerial and satellite dish on a pole affixed to the inner flank wall of the rear two storey extension set in its recess above the single storey element.

**HISTORY:**

W6/2006/240/EM	Conversion of garage	Approved 11 May 2006
W6/2001/384/EM	Single Storey rear Extension	Approved 30 April 2001
N6/2001/383/FP	Single Storey rear Extension	Approved 30 April 2001
C6/1984/349	Two Storey Rear Extension	Approved 30 July 1984
W6/1984/296/EM	Two Storey Rear Extension	Approved 30 July 1984

**SUMMARY OF ESTATE MANAGEMENT POLICIES:**

Extensions and Alterations Policy EM1

**REPRESENTATIONS**

Neighbours notified by letter, time period for comments has now expired, no comments have been received

**DISCUSSION:**

**The main issues are:**

- 1. Whether the proposal accords with Policy/Policies of the Estate Management Scheme**
- 2. Other Considerations**

1. The great majority of the properties in the road have affixed their aerials to the chimney stack; there are some which appear to have affixed their aerial to the

rear of the dwelling, with it being visible above the roof line. With regard to satellite dishes, where possible these have been affixed to the sides of the properties, in relation to those houses on the north side and to the rear in relation to the houses on the south side of the road. The proposal would from a visual or an appearance point of view have no further impact or harm on the street scene or character of the area than that which exists at present in respect of these features.

2. With regard to this particular application there would be no other considerations

**CONCLUSION:**

The proposal would in relation to the aerial mirror that of the majority of the other properties in the street scene. With regard to the satellite dish this would not be visible from a public aspect within the street scene. The proposal would therefore have no adverse affect in relation to the visual amenity of the area or be detrimental in respect of the appearance and character of the property within the street scene. The proposal would, bearing the above in mind be in accordance with the criteria as set out in the Management Scheme policy EM1

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

1 - 5 EM01a Standard EM conditions

6 C.13.1 Development in accordance with the Site and Block Plan and Rear Elevation received and dated 5<sup>th</sup> August 2009

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

It is considered that the proposed development does not have an unacceptably harmful impact on the amenities and values of the area in which it is located. It is therefore in compliance with Estate Management Scheme policy EM1

**INFORMATIVES:**

None

**DRAWING NUMBERS:**

Site and Block Plan and Rear Elevation received and date stamped 5<sup>th</sup> August 2009

**Signature of author..... Date 2<sup>nd</sup> August 2009**