

Application Number W6/2015/0391/EM

Description of Development Erection of single storey rear extension

Recommendation Approve with conditions

Site Designation The site lies within the Welwyn Garden City Estate Management Scheme

Relevant history

W6/2013/2631/EM: Erection of two storey side extension and single storey rear extension. Approved

Consultations: None

Neighbour representations

None received Object Support

Relevant Policies

EM1 EM2 EM3

Others

Main issues

Would the proposal be in keeping with the overall design, appearance, materials and architectural detailing of the existing property?

Yes No N/A

Comment: The proposed extension is a modest extension and together with the previous extensions at the dwelling would appear subordinate in scale to the original dwelling. It would have no discernable presence in the street scene given its siting to the rear of the property.

The extension is designed with a flat roof characteristic of the garden city. Although the fenestration would not match entirely, it is at ground floor and a more relaxed approach can be taken.

Would the proposal have an impact on the amenities and values of the area?

Yes No N/A

Comment: See above comments

Would the development maintain the amenity of adjoining and future occupiers? (E.g. privacy, outlook, loss of light etc.)

Yes No N/A

Comment:

Conditions

1-5 EM01

6. The development/works shall not be started and completed other than in accordance with the approved plans and details: 3192-OS1 & 3192-E01 & 3192-P100 Rev A received and dated 25 February 2015.
7. EM03 - The brickwork, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall match that used in the existing dwelling, unless otherwise agreed in writing by the council.

INFORMATIVE

1. INF11

Signature _____

Date _____