

W/2005/439/EM	35 SHERRARDSPARK ROAD, WELWYN GARDEN CITY.
Site	Linked detached house
Proposal	Formation of additional hardstanding
Policy	Covenants applicable to property
Reps	Neighbours notified no comments received .
Issues	<p>The property is a linked detached house situated within the Garden City Conservation Area on junction with Densley Close. With the main entrance of the property being located facing Densley Close, the front garden sweeps around the junction.</p> <p>The property's garage facility is located opposite the Woodland Rise junction with access from Sherrardspark Road. It is in this locality that the proposed additional parking facility is to be located. The other adjoining linked property has hardsurfaced the majority of its front garden area. This neighbouring property sought approval for this work under the terms of the covenants, thought would appear that being an old leasehold property consent may not have been required for such works.</p> <p>Assuming that the applicant is in the same situation in relation to the covenants, whereby consent may not be necessary, it may be difficult for the Council to refuse the application. On the other hand, should consent be required giving the whole of the area of garden that wraps around the front/side of the property; the area of hardsurfacing would be acceptable with the Council's criteria with regard to this type of application as it would still retain a balance between soft and hard landscaping.</p> <p>Bearing both the above in mind, I am of a mind to approve the proposal as submitted.</p>
Conditions	<p>EM06</p> <p>Notwithstanding the details hereby approved the increase in the width of the hardstanding shall not be provided until the applicant is able to provide written evidence that they have secured the permission of the Highway Authority for the extension of the drop kerb to serve it or such an extension to the crossover is not necessary.</p> <p>Drawings: Existing and Proposed layout of garden, Location Plan and photographs stamped received by Council 11th April '05.</p>