

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2009/250/EM
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NOTATION:

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

DESCRIPTION OF SITE:

The property, No. 35 Sherrardspark Road contains an attached 2 storey semi detached dwelling and is located on the corner of Sherrardspark Road and Densley Close. The property is located on the south eastern side of the highway. The site is relatively flat and is bound by a residential properties to the west and south. The area surrounding the site is characterised by a mixture of detached and attached 2 storey dwellings with landscaped front gardens and hedging typical of Welwyn Garden City.

DESCRIPTION OF PROPOSAL:

The application seeks permission for the erection a shed in the south eastern corner of the rear garden where the southern and eastern boundaries meet. The shed is to replace an existing shed which is located in the south western corner of the site. The shed is to be of wooden construction 2.4m x 2.4m and a height of 2.3m. The shed is to be located 600mm, from the southern and eastern boundary and contain 4 windows and a door.

PLANNING HISTORY:

N6/2006/1618/FP Erection of single storey rear flat roofed infill extension- Granted

W6/2006/1619/EM – Erection of single storey rear flat roofed infill extension- Granted

W6/2005/0439/EM – Partial removal of hedge, and removal of gate posts and, to widen existing access and additional hardstand – Granted

N6/1989/0002/FP -Single storey side extension – Granted

SUMMARY OF DEVELOPMENT PLAN POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:
EM2 – Amenity and value

CONSULTATIONS:N/A

TOWN/PARISH COUNCIL COMMENTS: No representations received

REPRESENTATIONS

The application was advertised by means of neighbour notification and no representations were received.

DISCUSSION:

The main issues are:

- 1. Maintaining or enhancing the character and appearance of the property and surrounding area**
- 2. The impact of the development on the amenity of adjoining owners.**

1. Policy EM2 states that proposals for the erection of new buildings will, only be permitted where they do not have a detrimental impact on the amenities and values of the surrounding area and the residential amenity of adjoining occupiers. In particular proposals should respect the visual appearance of the area in terms of its siting, scale (height, width) and not result in a visually over prominent or discordant element.

The proposed greenhouse is located within the rear garden in the far corner of the site. The site is a corner allotment, however the rear garden cannot be seen from the road as it is obscured from the street scene by the mature hedging which lies on the boundary of Densley Close. The shed will extend to 2.3m high and will be slightly visible over the boundary hedging, however it is considered that the impact of the small protrusion above the hedgerow would be minimal and not to the detriment of the character of the area, or the street scene.

The area of the rear garden is approximately 350sqm, therefore it is considered that the size of the greenhouse is modest when compared to the area of the rear garden and will not dominate or cramp the built form on site. A timber shed in a dilapidated state already exists in the rear garden which is to be removed, and it is considered that the replacement shed, of a prefabricated timber construction is to be of a higher quality and appearance and would contribute better to the visual amenity of the property.

It is considered therefore that the proposed shed would not have an unacceptable impact on the street scene, the dwelling itself, nor the values or amenities of the surrounding area.

2. The impact of a development on the residential amenity of neighbouring dwellings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing. The size of the greenhouse is considered to be of a modest size and its location in the corner of the site, being located quite a distance from the adjoining dwellings prevents the structure causing adverse shadow impacts. Furthermore, the rear garden is heavily vegetated with mature landscaping and dense hedgerows provides screening between the shed and neighbouring properties. It is therefore considered that the greenhouse would not have an adverse impact on the adjoining properties access to sun/daylight, shadowing or privacy. It is therefore considered that the proposed shed will not have detrimental impact on the amenity of adjoining occupiers. Furthermore, no objections were received from adjoining property owners.

CONCLUSION:

It is considered that the proposed shed would maintain the amenities and values of the Garden City in accordance with policy EM2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. EM01a

2. The development/works shall not be started and completed other than in accordance with the approved plans and details received and date stamped 17 February 2009 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

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 the Estate Management Scheme.

INFORMATIVES: None

Signature of author..... Date.....