

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2010/0329/EM
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DESCRIPTION OF SITE:

19 Scholars Mews is a two-storey detached dwelling located at the end of the cul-de-sac in the Sherrardspark area of the town. The area is characterised by the surrounding woodland and a disused railway line, now a public footpath, runs the length of the rear boundary. The property sits at the front of a plot that measures approximately 540m² and has an expanse of garden to the rear that extends along the side of the dwelling and continues beyond the front of the house.

DESCRIPTION OF PROPOSAL:

This application proposes to erect a children's playhouse in the southern corner of the rear garden. The timber structure would have a pitched roof at a height of just over two metres and would measure approximately 2.1 metres wide with a depth of approximately 1.5 metres.

RELEVANT HISTORY:

None

POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:
EM2 – Erection of New Buildings

REPRESENTATIONS:

The application was advertised by way of neighbour notification letters, one representation has been received objecting to the proposed playhouse due to its prominent location.

DISCUSSION: The main issues are:

- 1. Does the proposal maintain or enhance the amenity and value of the property and surrounding area**
- 2. The impact on the residential amenity of neighbouring dwellings**
- 3. Other material considerations**

1. Policy EM2 seeks to ensure that all new buildings do not have a detrimental impact on the amenities and values of the surrounding area and the residential amenity of adjoining occupiers.

Number 19 Scholars Mews is a two storey detached dwelling located within Welwyn Garden City, this application proposes the installation of a playhouse in the south-western corner of the garden. The minor nature of the proposed development and its secluded location ensure that the amenity and value of both the property and the surrounding area are entirely maintained. It is considered that this development

would have no effect on the amenity and value of either the property itself or the area in general.

2. The impact of the proposal on neighbouring properties should be measured in terms of access to daylight, overshadowing and any potential for loss of privacy. This proposal would not result in any impact on any of these issues.

A representation was received objecting to the location of the proposal and its potential to impact upon the outlook currently enjoyed from an adjoining property. It is considered that a distance of more than 25 metres between the neighbouring property and the proposed playhouse is sufficient to ensure that this minor development would not have any impact on the adjoining property.

3. None.

CONCLUSION:

It is considered that the proposed development would maintain the quality and appearance of the street scene and would sufficiently maintain the amenity and value of the surrounding area and the neighbouring dwellings.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1-5. EM01a

6. The development/works shall not be started and completed other than in accordance with the approved plans and details 1:1250 Site Plan & 1:200 Block Plan & 1:50 Elevations, Floor and Roof Plan received and dated 01/03/2010 unless otherwise agreed in writing by the Council.

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 Council.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

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