

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: W6/2015/1274/EM

SITE ADDRESS: 68 Brockswood Lane, Welwyn Garden City, AL8 7BQ

DESCRIPTION OF DEVELOPMENT: Installation of a detached timber garden room

RECOMMENDATION: APPROVE WITH CONDITIONS

Site Designation The site lies within Welwyn Garden City and within the conservation area and within the Estate Management Scheme Area as designated in the Welwyn Hatfield District Plan 2005.

Relevant history

None

Consultations

None

Neighbour representations

None received Object Support

Town / Parish 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 garden building, measuring 3.35m in depth, 7.64m in width and to a maximum height of 2.5m to the highest point of the roof ridge, is acceptable in principle for an ancillary use to the host property. It would be positioned where currently there is a sectional concrete garage adjacent to the boundary with the neighbouring house and garden. An established fence approximately 1.8 m in height divides the two gardens.

By virtue of its scale, location and its maximum height of only 2.5m, it is not considered that it would detract from the architectural appearance and character of the main dwelling on the site, or indeed adjoining dwellings.

The materials would be timber which is reasonable in this location for schemes of this nature.

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

Yes No N/A

Comment: The building would be sited within the rear garden of the dwelling, where it is not readily visible from public vantage points. No other permanent sheds/detached buildings could be seen within the garden area and therefore no proliferation of buildings of this form within the rear garden area.

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

Yes No N/A

Comment: Whilst visible from other rear gardens to some degree and first floor windows of adjacent properties, the structure is considered to be of a size and scale that would not impact unduly on the residential amenity of nearby properties to a degree that would justify a refusal.

It is considered that this development will accord with the provisions of Estate Management Policy EM2.

Vehicle Hardstandings Only

Would the hardstanding retain an appropriate balance between hard and soft landscaping?

Yes No N/A

Comment:

Would only the minimum length of hedgerow required to access the hardstanding be removed? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment:

If not in accordance with the policy are there any other considerations which warrant a decision other than refusal

None

Conditions

1. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. The development/works shall not be started and completed other than in accordance with the approved plans and details: QUNSB200569-1 and QUNSB200569-2 and QUNSB200569-3 and QUNSB200569-4 received and dated 16 June 2015

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Signature of author.....M Robinson..... Date.....07 Aug 2015.....