

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: W6/2015/1321/EM

SITE ADDRESS: 13 Sherrardspark Road, Welwyn Garden City, AL8 7JW

DESCRIPTION OF DEVELOPMENT: Alterations to replace window with French doors to rear elevation and installation of two windows to side elevation

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The application site is located in a small cull de sac south of Sherrardspark Road, and comprises of a two storey detached dwelling which has been previously developed with a; two storey side extension, extension of first floor, and raising of roof, incorporating dormer windows; and a single storey rear extension and conservatory. The street scene is residential in character with a mixture of large semi and detached dwellings, soft landscaping dominates. The application dwelling is finished in mixed red and brown brick with a pitched roof and concrete tiles.

The application seeks estate management consent for alterations to replace window with French doors to rear elevation and installation of two windows to side elevation.

2. SITE DESIGNATION:

The site lies within the Estate Management Scheme area under the Leasehold Reform Act 1967

3. EMS HISTORY:

W6/2006/0204/EM - Erection of single storey rear extension and conservatory A(G) 12/04/2006

W6/2001/1105/EM - Two storey side extension, extension of first floor, and raising of roof, incorporating dormer windows to create additional habitable accommodation, and extension of hardstanding A(G) 18/01/2002

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. POLICIES

Estate Management Scheme (EMS) Policies (October 2008):

EM1 – Extensions and Alterations

7. ANALYSIS

The main issue is:

1. Whether the proposal maintains and enhances the amenities and values of Welwyn Garden City and neighbouring occupiers

EM1 – Extensions and Alterations

Policy EM1 of the Estate Management Scheme is relevant and concerns extensions and alterations. It seeks to preserve the unique architectural heritage of the town and its buildings and only allows extensions and alterations if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.

The applicant proposes replacing an existing rear ground floor window with new French doors. The proposal would retain the existing height, width and setting of the window, but would extend further to ground level.

The proposed rear window alteration would change the ground floor fenestration from that of the original appearance of the dwelling. Its impact would not be to the extent to warrant a refusal by virtue of it being at ground floor level and to the rear where it would not be visible from a public vantage point. Furthermore the proposed Window is in keeping with the existing window design and would be conditioned in the event of an approval.

Additionally the applicant proposes the installation of two windows to the side elevation. Whilst this alteration does change the fenestration from the original appearance of the dwelling its impact would not be so unacceptable to warrant a refusal given they are at ground floor level, to the side where they are not visible from a public vantage point.

In relation to the impact on the residential amenity of adjoining occupiers the impact of the proposed development on the residential amenity of neighbouring dwellings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, overshadowing, loss of privacy/overlooking and impact on outlook.

Given the design of the proposal it is not considered that the proposal would be detrimental to the residential amenity of adjoining occupiers sufficient enough to warrant refusal

8. CONCLUSION:

It is considered that the proposal maintains and enhances the amenities and values of the Garden City and is therefore in compliance with Policy EM1 of the Estate Management Scheme.

9. CONDITIONS:

1. EM01A
2. EM02B
3. EM03C
4. EM04D
5. 30.1
6. 8.1

INFORMATIVE:

1. INF. 11

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