

WELWYN HATFIELD BOROUGH COUNCIL – ESTATE MANAGEMENT SCHEME
DELEGATED REPORT

APPLICATION No:	W6/2013/1279/EM
APPLICATION Site:	7 Densley Close, Welwyn Garden City

NOTATION:

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

DESCRIPTION OF SITE AND PROPOSAL:

The application site comprises of a two storey dwellinghouse with a tall pitched roof with front and rear dormers creating a three storey dwellinghouse internally. Either side of the dwellinghouse are flat roofed, single storey extensions.

The application plot is square in shape located towards the end of the cul-de-sac. With the exception of the projecting single garage, the dwelling is set back from the highway with a small canopy roof above the front entrance. All the existing windows have a horizontal glazing bar design.

The proposal seeks estate management consent for a front porch, erection of a single storey side extension following demolition of existing incorporating an increase in its height, increase to its depth at the rear, four rooflights and a roof lantern and increasing the height of the existing side extension beyond the southern elevation.

EMS HISTORY:

W6/1991/5346/EM - Single storey side extension and conservatory. Granted 14 October 1991

W6/1998/5403/EM - Re-siting of existing boundary hedge. Granted 9 November 1998

W6/1999/5039/EM - Extend existing crossover and hardstanding. Granted 4 May 1999

POLICIES:

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

EM1 – Extensions and Alterations

CONSULTATIONS: None received

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

This application has been advertised and two representations have been received, raising the following comments:

- Concerned at the obtrusive nature of the proposed porch and that this would obliterate the historic and carefully designed number plate installed by the original owner who was a stonemason,
- Object to the raising of the parapet walls so that the levels of the floors inside the property are all the same would inevitably block some light and the front garden would be overlooked by the lounge windows,
- Trees in (No.19 scholars Mews) garden, subject to TPO, would be affected by the raising of the wall,

Period expired 24 July 2013.

DISCUSSION:

The main issue is:

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

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 does not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.

The application site sits within a residential area to the west of the town. Densley Close is a residential cul-de-sac comprising largely of detached properties situated within similar sized plots. The application dwelling is two storeys in height with dormer windows within the front and rear roofspace giving a three storey appearance.

The proposal seeks to increase the height of the single storey extensions, both existing and proposed, to create parapet walls. The height of the existing garage is 3m with the proposed rebuild seeking to increase its height to 3.6m. Furthermore, the existing single storey extension attached to the southern elevation will increase in height by a further 0.55m. When viewed from the front elevation, the proposed height of the parapet walls will be near to the height of the first floor window sills which is unacceptable. It is noted that there are varying parapet heights of single storey extensions within Densley Close however, the poor arrangement of one extension should not be used to justify the similar design of another. Notwithstanding this, the proposed heights of the parapet walls would appear stark and overdominant within the streetscene.

Turning to the proposed front extension, the proposal seeks to extend upon the existing front canopy porch. The existing porch protrudes from the front elevation by approximately 0.5m with a canopy roof approximately 1.5m in depth. The proposal seeks to replace the front porch with a front extension approximately 2.1m in depth, at a width of 3.2m and a height of 3.8m. The overall scale of the proposed porch, in particular its height close to the window sill at first floor, would result in an overly dominant feature within the streetscene which would detract from the design and character of the dwelling and surrounding area.

It is considered that the proposal, by virtue of its height and scale fails to maintain and enhance the amenities and values of the Garden City.

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.

The properties most impacted by the proposal are neighbouring properties, No. 5 Densley Close to the north and No.19 Scholars Mews to the south. The existing garage is attached to the neighbouring single storey side extension at No.5 Densley Close. The existing garage already extends further beyond the rear of No.5 by approximately 1m with the proposed replacement side extension resulting in approximately 2m extension beyond the rear of No.5. Windows exist on the rear of No.5 in close proximity to the proposed extension however a 2m extension is not considered to result in an unduly dominant feature when viewed from these windows. Furthermore, the proposal is not considered to detrimentally impact upon loss of sunlight/daylight skylight when compared to the existing extension taking into consideration the extension will only extend a further 1m in depth and the orientation of No.5 to the north east of the application dwelling where a limited amount of light reaches these windows during large parts of the day.

The proposed height increase to the existing single storey side extension extending beyond the southern elevation is considered sufficient distance from No.19 Scholars Mews not to detrimentally impact upon its residential amenity.

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

CONCLUSION:

It is considered that the proposal fails to maintain and enhance the amenities and values of the Garden City and is therefore not compliant with the Estate Management Scheme.

RECOMMENDATION: REFUSAL

1. The proposed front extension by virtue of its height, depth and overall scale and the proposed height of the two side extensions would appear

overdominant within the streetscene of Densley Close to such an extent that it would fail to maintain and enhance the amenities and values of the Garden City, contrary to policy EM1 of the Welwyn Garden City Estate Management Scheme.

Refused Drawing Numbers:

3081-OS1 & 3018-OS2 & 3018-P01 received and dated 26 June 2013

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