

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2008/2404/EM
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NOTATION:

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

DESCRIPTION OF SITE:

No. 7 Sherrardspark Road is a two storey, residential dwelling and is attached to the dwelling to the west by a garage. The site is located to the north – west of the town centre and on the southern side of the highway. The front garden has a balance of soft landscaping and hard surfacing.

DESCRIPTION OF PROPOSAL:

The application seeks permission for the replacement of the existing windows on the dwelling.

PLANNING HISTORY:

No relevant planning history

SUMMARY OF DEVELOPMENT PLAN POLICIES:

1967 Leasehold Reform Act – Estate Management Scheme

Estate Management Scheme Policies October 2008:

EM1 – Extensions and Alterations

CONSULTATIONS: N/A

TOWN/PARISH COUNCIL COMMENTS: No representations received

REPRESENTATIONS

This application have been advertised and no representations have been received.

DISCUSSION:

The main issues are:

- 1. Maintaining or enhancing the character and appearance of the property and surrounding area**
- 2. Other material considerations**

1. Policy EM1 states that extensions and alterations to existing buildings will only be allowed 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.

Permission under the Estate Management Scheme for replacement windows is required to ensure that the replacement windows respect and do not harm the

character and appearance of the building and as a result impact the character of the area. In this regard the agent has noted that the existing windows are in a rusted and dilapidated state. The agent seeks to replace the windows with a UPVC style windows. The windows to be replaced are of a Georgian style with a white finish.

The agent seeks to replace all the windows on the dwelling, of most importance however are the windows for replacement on the front elevation of the building which will be in view of the street scene and has the potential to impact the character of the area. The details provided by the applicant show that the windows will have a similar appearance to those being replaced with regard to style, finish, positioning of bars etc and as a result will appear the same when viewed from the street. The slight difference however is that the change in window material will result in a thicker window casement.

It is considered however that the thicker window casement will not be obviously noticeable nor visually obtrusive when viewed from the street. This is demonstrated by the adjoining property to the west, No 9 Sherrardspark Drive which contains the same windows as those proposed under the current scheme. The impact therefore is evident on the adjoining dwelling and not considered to be harmful, or out of keeping with the architectural detailing and integrity of the dwelling. Given that the two dwellings are attached by a garage, it is considered appropriate to allow a similar window replacement to continue the symmetry between the buildings.

It is therefore considered that the window replacements will not have a detrimental impact on the amenities and values of the surrounding area, compliant with the relevant Estate Management Policies.

2. The replacement of the existing windows is not considered to have an impact on the residential amenity of adjoining occupiers.

CONCLUSION:

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. EM01
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details submitted to Council and date stamped 8 December 2008 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 replacement windows will 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

DRAWING NUMBERS:

Site Location Plan A.1302/LP date stamped 8 December 2008.

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