

WELWYN HATFIELD BOROUGH COUNCIL – ESTATE MANAGEMENT SCHEME
DELEGATED REPORT

APPLICATION No:	W6/2013/2246/EM
APPLICATION Site:	7 Densley Close

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 the 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.

The proposal seeks estate management consent for the demolition of existing side extension and replacement single storey side extension, along with alterations to the roof and windows at single storey level.

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

W6/2013/1279/EM - Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level. Refused 21 August 2013 for the followings reasons:

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.

POLICIES:

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

EM1 – Extensions and Alterations

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

This application has been advertised and no representations have been received.
Period expired 27 November 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 replace the existing single storey side extension along the northern elevation with a single storey side extension increasing the height of the extension to a maximum 3.25m and increasing the depth at the rear by a further 1m. Furthermore, the existing single storey extension attached to the southern elevation will increase in height by a further 0.2m. The proposal differs from that previously refused under estate management application, ref: W6/2013/1279/EM, by virtue of the northern elevation extension being reduced in height by 0.35m and the southern elevation extension being reduced in height by approximately 0.35m. The proposal was refused by virtue of the height of the parapet wall being near to the height of the first floor window sills which would appear stark and over dominant within the streetscene.

It is considered that the proposal has been sufficiently reduced in height to reduce the overall bulk and would more in keeping with the height of the parapet walls which exist within the streetscene. Furthermore, the proposal would incorporate coping stone as the parapet finish. The rooflights proposed on the northern side extension will not be visible within the streetscene and has been confirmed through an email from the agent, dated 10 December 2013. It would also be appropriate for condition the application for samples of materials to be submitted prior to commencement of development to ensure the materials appropriately match the existing dwellinghouse.

It is considered that the proposal, by virtue of its siting, scale and detailed design, maintains and enhances 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 of 0.2m to the existing single storey side extension extending beyond the southern elevation is considered sufficient distance from No.19 Scholars Mews (approximately 10m) not to detrimentally impact upon loss of sunlight/daylight. The existing side windows are being retained with the floor level increase internally of approximately 15cm. However, the existing window openings and siting are not being altered and therefore the proposal is not considered to result in any further overlooking/loss of privacy to neighbouring properties when compared with the existing situation.

CONCLUSION:

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

RECOMMENDATION: APPROVAL WITH CONDITIONS

EM01.a – 1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.

2. 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.

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

4. 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.

5. 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 Estate Management Scheme

6. The development/works shall not be started and completed other than in accordance with the approved plans and details: 3018-OS1 & 3081-OS2 Rev A received and dated 24 October 2013 & 3018-P01 Rev C received and dated 11 December 2013

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.

7. Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the council. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the council.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and Policies EM1.

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.....