

WELWYN HATFIELD BOROUGH COUNCIL – ESTATE MANAGEMENT REPORT

APPLICATION No: W6/2014/0540/EM

SITE ADDRESS: 7 Densley Close, Welwyn Garden City

DESCRIPTION OF DEVELOPMENT: Hot Tub Enclosure

RECOMMENDATION: Approval (with conditions)

1. SITE AND APPLICATION DESCRIPTION:

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 is a flat roofed, single storey extension.

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 hot tub enclosure within the rear garden.

2. SITE DESIGNATION: The site lies within the Estate Management Scheme area under the Leasehold Reform Act 1967

3. RELEVANT EM 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

W6/2013/2246/EM - Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level. Granted 19 December 2013

4. CONSULTATIONS:

No comments received

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

None

7. MAIN ISSUES AND RELEVANT EM POLICIES:

The main issues with this application are:

- a) Whether the proposal maintains and enhances the amenities and values of Welwyn Garden City and neighbouring occupiers (Policy EM2)

Policy EM2 of the Estate Management Scheme is relevant and concerns the erection of new buildings. The policy only allows the erection of new buildings where they do not have a detrimental impact on the amenities and values of the surrounding area and the residential amenity of adjoining occupiers.

The proposed outbuilding will be located within the rear garden of the application dwelling with a footprint of no more than 12m² and a height no more than 3.3m. It is proposed to have a dual pitched roof. No detail has been submitted as part of the application to show the proposed materials and therefore to ensure the proposed materials are appropriate it is considered necessary to condition the application for details of materials to be submitted prior to commencement of development.

The scale and design of the enclosure would be similar in scale and design of other outbuildings within the vicinity of the application dwelling. There would be limited public views of the outbuilding from the streetscene. It is considered that the proposal, by virtue of its siting, scale and design would maintain the amenities and values of the Garden City in accordance with Policy EM2.

The proposed outbuilding will be located towards the rear of the rear garden. Due to the size of the rear garden which measures approximately 25m x 25m, the siting of the outbuilding in relation to neighbouring properties who also have sizable rear gardens is not considered to detrimentally impact upon the amenities of occupants of neighbouring dwellings in accordance with Policy EM2.

8. CONCLUSION:

It is considered that the siting, scale and design of the proposed extension maintain the amenity and values of the Garden City in accordance with Policy EM2 of the Estate Management Scheme. The proposal would not have a detrimental impact on the amenity of the adjoining occupiers in accordance with Policies and EM2.

9. 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 & 3018-OS2 Rev.A & 3018-P02 received and dated 17 March 2014 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.

Pre development

7. Prior to the commencement of the development hereby approved details 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 Policy EM2.

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