

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT**

APPLICATION No:	W6/2012/0902/EM
APPLICATION Site:	17 Roundwood, Welwyn Garden City

NOTATION:

The site lies within the Estate Management Scheme of Welwyn Garden City.

DESCRIPTION OF SITE:

The application site is a two storey detached residential dwelling on the south side of Roundwood Drive in Welwyn Garden City. The site lies within a conservation area. The detached property is set back from the highway by approximately 6 metres to the main building line and 4 metres to the ground front extension. There have been a number of extensions to the original property, including side and rear ground level additions as well as a first floor addition that can be viewed to the road front and alongside No.19 Roundwood Drive.

DESCRIPTION OF PROPOSAL:

The proposal seeks to extend and carry out a number of alterations to the main dwelling house comprising of the following;

- A 5.3m x 3.8m first floor extension to provide an additional bedroom, above the footprint of the existing single storey ground floor kitchen.
- Insertion of an additional 1050mm x 450mm obscure glazed window on the east elevation of the first floor and an additional 1050mm x 600mm obscure glazed window on the west elevation of the first floor, both to serve new en-suites.
- Removal of existing 1.8m x 0.9m kitchen window on the rear ground floor elevation and insertion of a 2.3m x 1.8m French patio doors.
- Insertion of additional 1.3m x 1.2m window on the first floor rear elevation.
- Erection of a new pitched roof to the existing porch on the front (north) of the site.

The proposed works would be constructed using facing bricks and roof tiles to match those of the existing property.

ESTATE MANAGEMENT HISTORY:

W6/2007/0577/EM - Erection of first floor and single storey rear extensions – Approved 04/06/2007

W6/2000/1034/EM - Single storey front and rear extensions, and erection of summerhouse in rear garden – Approved 26/02/2001

W6/2001/0556/EM - Extension of hardstanding – Approved 29/05/2001

SUMMARY OF POLICIES:

1967 Leasehold Reforms Act – Estate Management Scheme:

Estate Management Scheme Policies October 2008:

EM1 – Extensions and alterations

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

None, period expired

DISCUSSION:

The main issues are:

- 1. Whether the proposal accords with the Policy EM1; and**
- 2. Other material considerations**

1. The Estate Management Scheme seeks to preserve the amenity and values of the Garden City. Policy EM1 of the Estate Management Scheme applies which seeks to preserve the unique architectural heritage of the town and its buildings. This is an amendment to the estate management consent (ref. W6/2007/0577/EM) granted in 2007. However as there is no provision to make a minor amendment to this consent, a separate application is required.

Permission ref. W6/2007/0577/EM permitted the construction of the proposed first floor bedroom, amongst other works. It was considered on the basis of policy EM1 at the time and therefore, as that permission has been implemented, the proposal continues to be considered acceptable in light of policy EM1 with regard to the first floor extension.

With regard to the two proposed obscure windows on the upper floor, their insertion is not considered to cause a significant impact on the character or appearance of the dwellinghouse or surrounding area, as they would not have a discernible impact upon the street scene of the conservation area. The same applies to the proposed replacement window on the first floor rear elevation and replacement of the ground floor kitchen window with French opening doors on the rear elevation. They would face the generous rear garden of the property and are not considered out of keeping with the character, design or appearance of the property owing to the existing

presence of windows on this elevation and limited outlook and prominence of their proposed location.

The proposed roof to the porch is considered subordinate to that of the existing main dwellinghouse as it would be small in scale when viewed against the main dwellinghouse, be constructed of matching roof tiles and would sit below the first storey of the main dwellinghouse.

The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of how the proposal impacts properties in terms of overshadowing and the level of access to day/sun/sky light afforded by the proposal, whether the proposal would be overbearing and cause loss of outlook, and in terms of overlooking/privacy.

Permission W6/2007/0577/EM already considered these issues in relation to the proposed first floor bedroom and it was considered to be at a distance from the adjoining property No.19 Roundwood Drive such that it would maintain the privacy and light currently afforded to it and would not feature a window to allow overlooking or loss of privacy to take place in relation to the adjacent dwelling.

The proposed windows on the east and west elevations of the first floor of the property are not considered to result in a detrimental impact to the residential amenity of adjacent occupiers as they would feature obscured glazing which would prevent overlooking or loss of privacy. The proposed first floor window and replacement ground floor rear window with French opening doors are not considered detrimental to the amenity of adjoining occupiers as these would not result in direct overlooking of adjacent properties, but rather be oriented towards the rear garden. The proposed pitched roof to the porch is of such proportions that no additional overshadowing, loss of light or outlook to neighbouring properties could be considered to take place as a result of the proposal.

The proposal is therefore considered to comprise an extension and alterations which are in keeping with the design, appearance, materials and architectural detailing used in the existing building and is not considered to have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of the adjoining occupiers. It is therefore considered compliant with policy EM1 of the Estate Management Scheme.

2. Protected Species: The presence of protected species is a material consideration, in Natural Environment & Rural Communities (NERC) Act 2006 (section 40), and Wildlife and Countryside Act 1981. In the UK the requirements of the EU Habitats Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states: *"a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those*

functions.” The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals, however the existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would an EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

CONCLUSION:

The proposed development would sufficiently maintain the character and appearance of the property and surrounding area and would not impact on the residential amenity of neighbouring dwellings. The proposal would therefore sufficiently maintain the amenity and value of Welwyn Garden City and comply with policy EM1 of the Estate Management Scheme.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1-5 - EM01a

C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details: Drawing Numbers NH/493/01 NH/493/02 NH/493/03 received and dated 16 May 2012 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.

7. EM03.a - The brickwork, bonding and mortar shall match that used in the existing dwelling, 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 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.

INFORMATIVES: None

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