

## Supporting Justification

### Proposed Replacement Shed

20 Walden Road

Ref: PP-04732413

### Introduction

In our justification we will show how and why the proposed shed replacement has been carefully considered and designed to be in keeping with its surroundings and why the planning and estate management permission should be granted

### The Site

The site lies approximately ¼ mile north of Welwyn Garden City town centre and is in the conservation area.

20 Walden Road is a semi-detached house which has been extended along with its neighbour, No 18, (extension shown in blue on location and block plans). It shares a timber garage with its other neighbour, No.22.

Number 20 also has a timber shed again shown in blue on location and block plans. This is of relatively lightweight construction with glazed windows and which sits behind, but butting up to the garage.

The shed in part probably dates from the mid 1950's as one is shown on the original WGC lease and a scanned image is attached separately as evidence. It however has now reached the end of its useful life. It has developed holes in the roof, that can't safely be mended, and on the side facing No.22's garden is now at best unsightly.

### The Proposal

It is proposed to demolish this shed and rebuild a replacement shed on the same concrete and brick foundations. There will be no change to the shed base footprint.

The materials will be stronger in line with construction of the timber garage. The shed will retain windows and will be clad with dark stained timber to match the garage.

Gutters will be added and the elevation on the side with No.22 will be stepped back inside the small foundation wall to allow the gutter to be within the boundary of No.20

The wall height on No.22's side will be the same as existing, as will be the roof pitch and finish (roofing felt). The apex will in future be slightly offset to allow more headroom and easier access from No. 20. This has been agreed with the owner of No.22

### Involvement

No planning department support has been had other than initial advice on processes over the phone

## Evaluation

The following key issues have been considered at all times during the design stage

1. The impact of the replacement shed on the adjoining neighbours. The shed will make the wall on No 22's side much more aesthetic, and will match their garage. The roof apex change has been verbally agreed and is entirely in line with the external dimensions of the previous planning application (W6/2012/2557/EM).
2. This application is in line with previous application (W6/2012/2557/EM ) which was for a joint garage rebuild and extension, but which didn't proceed due to costs. This application is essentially a reduced version and for just the shed which needs replacement.
3. The rebuild is in line with the timber garages of Welwyn Garden City design and will improve on the current aesthetic aspect.

## Assessment

As the proposal is to replace the existing end of life shed, with a new shed of a design in line with the adjacent garage and matching the wood facing style of the garage, this new shed will have minimal impact on its surroundings and will improve the aspects from both No. 20 and No. 22.

We therefore believe that the replacement shed is justified.

We hope that all the information we have provided is sufficient for approval to be granted, but please do call Neil (07834 205376), Jenny (07834 205377) or alternatively email on [jngostick@ntlworld.com](mailto:jngostick@ntlworld.com)