

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0125/EM
Location: 20 Walden Road, Welwyn Garden City, AL8 7PF
Proposal: To rebuild an existing brick and timber, pitched roof shed.
Officer: Ms R Collard

Recommendation: Granted

6/2016/0125/EM

Context				
Site and Application description	<p>The application site is a plot measuring approximately 55m deep and 10m wide located to the north of Welwyn Garden City town centre in the Estate Management Area. The plot features a two storey semi-detached property with detached garage, with similar properties characteristic of the street scene.</p> <p>The development site is bounded by another and its rear gardens (No.18) to the west, Walden Road to which it fronts to the north, green space to the south and by the plot of the adjacent property No.22 to the east. The existing property has been extended, featuring a part single storey and part two storey rear extension at the west and east side of the rear elevation respectively.</p> <p>The plot features a detached garage set back from the front building line, with a shed attached to the rear. The proposal seeks to rebuild an existing brick and timber pitched roof shed. The proposed shed would be 2.74m in width, 4.88m in depth and 2.6m in height.</p>			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967			
Relevant history	<p>W6/2012/2557/EM – Demolition of existing garage and erection of garage and single storey rear conservatory – Approved 15th April 2013</p> <p>W6/2012/1259/EM – Erection of summerhouse</p> <p>W6/2005/1496/EM – Erection of first floor rear extension – Granted 24th January 2006</p> <p>W6/2001/1606/EM –Single storey rear extension- Granted 21st January 2002</p> <p>W6/2001/1267/EM – Single storey rear extension – Granted 29th October 2001</p>			
Consultations				
Neighbour responses	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Support:</td> <td style="width: 33%;">Object:</td> <td style="width: 33%;">Other:</td> </tr> </table>	Support:	Object:	Other:
Support:	Object:	Other:		
Summary of neighbour responses	None			

Relevant Policies
EM1 EM2 EM3 Others
Considerations
Design (form, size, scale, siting) and Character (appearance within the streetscene) amenities and values of the area
Yes No N/A Comment: The proposal is for a garden shed which would be located to the rear of the existing garage and would replace an existing shed. The shed would be 2.6m in height and would be approximately 2.74m in width and 4.8m in depth. It is considered that a planning application has been submitted as the shed would be located on the boundary with a neighbouring property. Under permitted development rights if an outbuilding is located within 2m of any boundary it cannot exceed 2.5m in height. In this instance the proposed garage slightly exceeds this, however the proposed height is not considered to be sufficient to justify a refusal of the application. The shed would feature a window and door to the side elevation and a window to the rear elevation. The windows would result in a relationship that is no different to that currently seen on site and would provide views into the garden area. The shed would be constructed using the same materials as seen to the existing shed. The materials include dark stained featheredge timber, red bricks, roofing felt and white framed windows, these materials are not objectionable.
Impact on neighbours
Yes No N/A Comment: The proposed development would be sited immediately to the rear of the existing garage and would be located on the boundary with No. 22 Walden Road. The proposed shed will be positioned in a similar position to that of the existing shed . However it is acknowledged that the proposed shed would be approximately 0.5m higher than the existing. Whilst it is acknowledged that the shed is to be erected directly on the boundary with No.22, the increase in height is not considered to result in a built form that would be detrimental to the general amenity of the neighbouring occupiers and is not considered to result in loss of light or be overbearing to an extent that would justify a refusal of the application. The proposal is not considered to have a detrimental impact in relation to No.18 Walden Road due to the distance the shed is located from this boundary.
Vehicle Hardstandings Only. Sections (a) and (b) completed only if hardstanding proposed (a) Would the hardstanding retain an appropriate balance between hard and soft landscaping?
Yes No Comment (if required): N/A
(b) Would only the minimum length of hedgerow required to access the hardstanding be removed? (e.g. privacy, outlook, light etc.)
Yes No N/A Comment (if required): N/A
Any other considerations
None
Conclusion
The proposal is not considered to have a detrimental impact on the amenities and values of the surrounding area and the residential amenity of adjoining occupiers and accords with Policy EM2 of the Estate Management Scheme.

Conditions:

1. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

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

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. 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 Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. The development/works shall not be started and completed other than in accordance with the approved plans and details:

1:1250 Site Location Plan & 1:500 Block Plan & 2840-E01 & Diagram SQ1 'Proposed Shed Base' & Diagram SQ2 'Proposed shed end Elevations' & Diagram SQ3 'Proposed shed side Elevations' & Diagram SQ4 'Proposed shed side Elevations' & Diagram SQ5 'Proposed Shed' & Diagram SQ9 received and dated 25th January 2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Informatives:

Approved By:

Ms F Nwanze

7 March 2016