

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

DELEGATED APPLICATION

Application No: 6/2016/0389/EM
Location: 52 Brockswood Lane, Welwyn Garden City, AL8 7BG
Proposal: Planting of a 1m. high hornbeam hedge partially along the front border of the property
Officer: Ms R Collard

Recommendation: Granted

6/2016/0389/EM

Context			
Site and Application description	<p>The application site is located on the north side of Brockswood Lane. The site consists of a two storey semi-detached dwelling, with a good sized frontage and rear garden.</p> <p>The proposal is for the planting of a 1m high hornbeam hedge partially along the front boundary of the property.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>6/2015/1724/EM - Erection of a post rail wooden fence along front boundary – Refused 1st February 2016</p> <p>W6/2009/2094/EM - Erection of a single storey rear extension - Granted</p> <p>W6/2008/0619/EM - Erection of Garden shed - Granted</p>		
Consultations			
Neighbour responses	Support:	Object:	Other:
Summary of neighbour responses	None received		
Relevant Policies			
EM1 EM2 EM3 Others: None			
Considerations			
Does the design (form, size, scale, siting) and character (appearance within the streetscene) maintain and/or enhance the amenities and values of the area?			
Yes No N/A			
Comment: The property comprises of a wide two storey semi detached dwellinghouse with an open fronted deep front garden which is a characteristic of many of the properties in Brockswood Lane. Other dwellings sited to the south of Brockswood Lane have low front hedges that front onto the highway.			

The proposal is for a hornbeam hedge to the front boundary of the property and would be clearly visible within the public realm. This application follows a previously refused application for a front wooden picket fence, which was considered to be unacceptable as it was considered inappropriate and detrimental to the character of the surrounding area and by reason of its design; form and siting would fail to respect the character and appearance of the property and the surrounding area.

The proposed hedgerow is considered to be an appropriate means of enclosing the frontage of the property, with hedgerows being a feature within the garden city. Whilst there are examples of open frontages along Brockswood Lane, hedges along front boundaries are clearly a feature. The proposal is considered to be in keeping with the character and appearance of the property and the visual appearance of the surrounding area and is considered to maintain and enhance the amenities and values of the Garden City and is in accordance with Policy EM3 of the Estate Management Scheme.

Does the development minimise impact on neighbours?

Yes No N/A

Comment: The proposed front boundary fence is considered of a depth and height that would not result in any amenity implications in the form of overbearing, loss of light or outlook.

In summary, the extension would have an acceptable relationship with the adjoining and surrounding residential properties in respect of its impact on the amenity of adjoining occupiers and complies with Policy EM1 of the Estate Management Scheme.

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: Not applicable

(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):

Any other considerations

None

Conclusion

For all the reasons considered above, the proposed development will maintain and enhance the amenities and values of the Garden City and is therefore in accordance with the policies set out in 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:

Site Location Plan & AS/3 received and dated 3rd March 2016.

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

Informatives:

Determined By:

Mr A Mangham
26 April 2016