

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

DELEGATED APPLICATION

Application No: 6/2016/1425/EM
Location: 7 Densley Close, Welwyn Garden City, AL8 7JX
Proposal: Retrospective application for the amendments to existing and proposed window and door openings
Officer: Ms R Collard

Recommendation: Granted

6/2016/1425/EM

Context	
Site and Application description	<p>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.</p> <p>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.</p> <p>The proposal seeks retrospective estate management consent for amendments to the existing and proposed window and door openings following approved applications at the site.</p>
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant history	<p>W6/2014/1308/EM - Erection of 2 first floor side extensions – Granted 6th February 2015</p> <p>W6/2014/0588/EM - Erection of 2x two storey side extensions – Refused 12th May 2014</p> <p>W6/2014/0540/EM - Hot Tub enclosure – Granted 9th May 2014</p> <p>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 19th December 2013</p> <p>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 21st August 2013</p> <p>W6/2012/0225/EM - Erection of three storey side extension – Withdrawn 9th</p>

	October 2015		
	W6/1999/5039/EM - Extend existing crossover and hardstanding – Granted 4 th May 1999		
	W6/1998/5403/EM - Re-siting of existing boundary hedge – 9 th November 1998		
	W6/1991/5346/EM - Single storey side extension and conservatory – Granted 14 th October 1991		
Consultations			
Neighbour responses	Support:	Object:	Other:
Summary of neighbour responses	None received		
Relevant Policies			
EM1 EM2 EM3 Others			
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 (if required):			
Does the development minimise impact on neighbours?			
Yes No N/A Comment (if required):			
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			
The proposal is considered to conserve the appearance of the existing dwelling and would be in keeping with the design, appearance, materials and architectural detailing and would not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers in accordance with Policy EM1 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:

HED Dwg Nos 3018-OS1 & 3018-OS2 & 3018-E01 & 3018-E02 & 3018-P03 revision C received and dated 13th July 2016.

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

6. The brickwork, bonding, mortar, roof tiles, cladding and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension/alterations shall match that used in the existing dwelling.

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 Policies EM1.

Determined By:

Mr M Robinson
30 August 2016