

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

DELEGATED APPLICATION

Application No: 6/2016/2265/EM
Location: 5 Reddings, Welwyn Garden City, AL8 7LA
Proposal: Erection of first floor rear extension and installation of two new windows in the existing walls.
Officer: Mr R Adenegan

Recommendation: Granted

6/2016/2265/EM

| Context | | | |
|---|--|---------|--------|
| Site and Application description | <p>The application site lies on the south side of Reddings and comprises a two storey detached dwellinghouse with a single storey detached garage to the west of the building and abuts woodland to the rear (south). The adjoining properties (Nos. 3 and 7) are detached houses and the surrounding area is residential in character and appearance comprising predominantly detached houses of varying designs. Most properties have reasonable size front gardens and large rear gardens and the application site lies within the developed area and conservation area as identified in the adopted Welwyn Hatfield District Plan 2005.</p> <p>Estate management consent is sought for the erection of a first floor rear extension and installation of 2 new windows in the existing walls. The extension would be erected over the existing single-storey rear extension which is 3.66m in length and 4.88m wide. It will have a hipped-end pitch roof set some 900mm below the main roof ridge with matching eaves level as the existing.</p> | | |
| Constraints | Estate Management Scheme, as defined within the Leasehold Reform Act 1967 | | |
| Relevant history | <p>Planning</p> <p>W6/2013/2631/EM - Erection of two storey side extension and single storey rear extension. Approved</p> <p>W6/2007/0442/EM - Erection of single storey rear garage extension and rear conservatory. Approved</p> <p>N6/2015/0391/EM - Erection of single storey rear extension. Approved</p> | | |
| Consultations | | | |
| Neighbour responses | Support: | Object: | Other: |
| Summary of neighbour responses | None received | | |

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|---|
| Relevant Policies |
| <input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> 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? |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if required): |
| Does the development minimise impact on neighbours? |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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? |
| <input type="checkbox"/> Yes <input type="checkbox"/> No Comment (if required): |
| (b) Would only the minimum length of hedgerow required to access the hardstanding be removed? (e.g. privacy, outlook, light etc.) |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if required): |
| Any other considerations |
| Conclusion |
| The proposed extension is a modest extension and together with the previous extensions at the dwelling would appear subordinate in scale to the original dwelling. It would have no discernible presence in the street scene given its siting to the rear of the property. As such, it is considered that the proposal maintains and enhances the amenities and values of the Garden City and is therefore in compliance with 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:

Location Plan - 3975-OS1 & Block Plan - 3975-OS2 & Existing floor and elevation plans - 3975-EO1 Received 22/9/2016 & Proposed plan - 3975-PO1 Rev. C Received 3/11/2016.

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 Policy EM1.

Determined By:

Mr M Robinson
21 November 2016