

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/2514/EM  
**Location:** 7 Densley Close Welwyn Garden City AL8 7JX  
**Proposal:** Enclosure of existing covered area to rear of property with installation of bi-folding doors  
**Officer:** Mr A Mangham

**Recommendation:** Granted

<b>Context</b>			
<b>Site and Application description</b>	Enclosure of existing covered area to rear of property with installation of bi-folding doors		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Planning</p> <p>Application Number: 6/2016/0787/EM      Decision: Granted      Decision Date: 23 May 2016          Proposal: Removal of Oak tree</p> <p>Application Number: 6/2016/1425/EM      Decision: Granted      Decision Date: 30 August 2016          Proposal: Retrospective application for the amendments to existing and proposed window and door openings</p>		
<b>Consultations</b>			
<b>Neighbour responses</b>	Support: 0	Object: 1	Other: 0
<b>Summary of neighbour responses</b>	<p>Objection received from No.19 Scholar Mews received 20/12/2016 and summarised as follows:-</p> <ul style="list-style-type: none"> <li>- We will look directly into the subject room</li> <li>- Incorrect label on submitted plan</li> <li>- Not updated on the intentions of applicant</li> <li>- Site/plot over-developed already</li> <li>- Potentially could be used as a self-contained flat</li> <li>- Other applications granted for uses/development in rear garden, and lives by himself.</li> </ul>		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			

**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):

Policy EM1 of the Estate Management Scheme applies and refers to extensions and alterations and seeks to preserve the unique architectural heritage of the town. The policy states that extensions and alterations to existing buildings will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.

The host dwelling has witnessed a number of previous extensions.

The bi-folding doors, in particular having regard to their rear location, would not create a prominent feature that would detract from the character of the street scene or area. The introduction of these doors and infilling of this area considered to be subordinate to the existing dwelling, and as extended, and is considered to be acceptable in this regard.

In light of these observations, it is considered that the proposal, by virtue of its siting, small scale and detailed design, maintains and enhances the amenities and values of the Garden City. Therefore, the proposal is considered to be acceptable and complies with Policy EM1 of the Estate Management Scheme.

**Does the development minimise impact on neighbours?**

Yes  No  N/A

**Comment** (if required):

The impact of the proposed development on residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overbearing impact. An objection has been received from the occupiers of No. 19 Scholars Mews, and are summarised above.

The host property is detached and is located on a relatively large plot, and more importantly in terms of this scheme a plot with a rear garden width of some 25 metres.

No. 19 Scholars Mews, a detached property, is located south of the host properties rear garden. The proposed bi-folding doors, and whilst facing the objector's rear two storey elevation, will result in a spacing distance of approximately 30 metres.

This spacing distance, whilst there will be a resultant visual relationship, is considered not to result in any significant degree of overlooking between the subject doors, including its use within, and the rear elevation of the objectors property that would be considered detrimental to the extent to warrant a refusal on the detrimental impact on living conditions. In these circumstances, it is also considered that a condition to impose obscure glazing, or indeed non-opening windows, is also unjustified by virtue of the quoted extensive spacing relationship.

The proposed development is considered to maintain the amenity of adjoining occupiers and is in accordance with Policy EM1 of the Estate Management Scheme.

**Any other considerations**

In terms of the issue raised by the objector in relation to the resultant dwelling forming a self-contained flat (in part), this will be controlled under a separate application for a material change of use if these was to proceed as a further element of the applicants plans at the property. A full publicity exercise would then be actioned by the Council with adjoining residential occupiers.

**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. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

**DRAWING NUMBERS**

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
4025-OS1		Location Plan	24 November 2016
4025-OS2		Block Plan	24 November 2016
4025-P01	A	Proposed Elevation, Floor and Roof Plans	24 November 2016
4025-E01		Existing Elevation, Floor and Roof Plans	24 November 2016

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

**1. POSITIVE AND PROACTIVE STATEMENT**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

**Determined By:**

Mrs L Hughes  
19 January 2017