

DRAFT REPORT

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/0125/EM
Location: 7 Densley Close Welwyn Garden City AL8 7JX
Proposal: Retention of front parapet wall
Officer: Mr A Mangham

Recommendation: Granted

6/2017/0125/EM

Context	
Site and Application description	<p>The site lies towards the rear of Densley Close on the east side. The site contains a large two storey dwelling with living space accommodated within the pitched, gable sided roof. The property has recently gained approval for various additions including 2No. first floor side extensions. The dwelling hosts an attached garage which runs along the north boundary of the site and projects towards the highway.</p> <p>The proposal is for the retention of a front parapet wall to the front projecting garage.</p>
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant history	<p>Planning</p> <p>Application Number: W6/1991/5346/EM Decision: Granted Decision Date: 14 October 1991 Proposal: Single storey side extension and conservatory</p> <p>Application Number: W6/1998/5403/EM Decision: Granted Decision Date: 09 November 1998 Proposal: Re-siting of existing boundary hedge</p> <p>Application Number: W6/1999/5039/EM Decision: Granted Decision Date: 04 May 1999 Proposal: Extend existing crossover and hardstanding</p> <p>Application Number: W6/2013/1279/EM Decision: Refused Decision Date: 21 August 2013 Proposal: Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level</p> <p>Application Number: W6/2013/2246/EM Decision: Granted Decision Date: 19 December 2013 Proposal: Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level</p>

	Application Number: W6/2014/0540/EM Decision: Granted Decision Date: 09 May 2014 Proposal: Hot Tub enclosure
	Application Number: W6/2014/0588/EM Decision: Refused Decision Date: 12 May 2014 Proposal: Erection of 2x two storey side extensions
	Application Number: W6/2014/1308/EM Decision: Granted Decision Date: 06 February 2015 Proposal: Erection of 2 first floor side extensions
	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
	Application Number: 6/2016/2514/EM Decision: Granted Decision Date: 19 January 2017 Proposal: Enclosure of existing covered area to rear of property with installation of bi-folding doors

Consultations

Neighbour responses	Support:	Object: 1	Other:
Summary of neighbour responses	19 Scholars Mews Comment: Is this application for retrospective consent or is yet more work being carried out to this house? It is unclear. I object, as usual, to the application. The house has had so many additions to it now and the parapet walls are at different levels already, any more changes will just add to the house looking overdeveloped.		

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): Policy EM1 aims to ensure that alterations to dwellings are in-keeping with the design, appearance, materials and architectural detailing used in the existing building, thereby maintaining the values and amenities of the surrounding area. In order to properly assess harm, the values and amenities of the area must be properly established. Additionally, some assessment must be made to the contribution to the values and amenities of the area the pre-development circumstances of the dwelling.

Densley Close hosts detached two storey dwellings of differing designs, notwithstanding the use of a matching palette of materials. In regards to the materials, there is consistency in terms of exposed brickwork, tiles and window design and colour.

Turning to the host dwelling, with specific reference to the parapet wall alteration applied for within this application, it is not felt that the dwelling has a significant contribution to the values and amenities of the area to justify a refusal on this minimal change to the parapet walls form and existing design.

For these reasons, it is not considered that the proposed alteration would have a detrimental impact

on the values and amenities of the surrounding area.
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 proposal is considered to conserve the appearance of the existing dwelling and would on balance 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 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.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
4025-E01	A	Plans & Elevations as Existing	30 January 2017
3018-E02		Existing Elevations	23 January 2017
4025-P03		Plans & Elevations as Proposed	23 January 2017
3018-OS1	C	Site Location Plan	23 January 2017
3018-OS2	A	Block Plan	23 January 2017

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