

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

**DELEGATED APPLICATION**

**Application No:** 6/2017/0551/EM  
**Location:** 35 Sherrardspark Road Welwyn Garden City AL8 7JY  
**Proposal:** Extension to existing driveway  
**Officer:** Mr A Sabir

**Recommendation:** Granted

6/2017/0551/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>The property is a two-storey linked detached house situated on Sherrards Park Road next to the junction with Densley Close. The main entrance of the property being located facing Densley Close, the front L-shaped garden wraps around the application dwelling.</p> <p>The front garden area of this property features an existing hard landscaping at the front of the dwelling for no.2 parking spaces, but parking at right-angle to each other. The remaining portion of the front garden area is grassed with shrubs and bushes abutting the dwelling walls, and a hedgerow running along the L-shaped boundary.</p> <p>The immediate locality features front garden areas with a mix of both soft and hard landscaping, including a number of driveways with access afforded for the parking of two cars.</p> <p>This Estates Management Application seeks consent for an extension to the existing driveway. This would be paved.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: W6/2003/1594/EM      Decision: Withdrawn      Decision Date: 13 May 2004            Proposal: FORMATION OF VEHICLE HARDSTANDING</p> <p>Application Number: W6/2005/0439/EM      Decision: Granted      Decision Date: 02 June 2005            Proposal: PARTIAL REMOVAL OF HEDGE, AND REMOVAL OF GATE POSTS AND GATE, TO WIDEN EXISTING ACCESS AND ADDITIONAL HARDSTANDING.</p>		
<b>Consultations</b>			
<b>Neighbour responses</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour</b>	None.		

<b>responses</b>	
<b>Consultee Responses</b>	1. Councillor Jon Beckerman: No response received 2. Councillor Patricia Mabbott: No response received 3. Councillor Harry Bower: No response received
<b>Relevant Policies</b>	
<input type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input checked="" type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4	
<b>Considerations</b>	
<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?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if required): <p>Sherrards Park Road is characterised by the presence of detached residential dwellings with soft and hard landscaped elements to the front of the properties. The proposed increase in hardsurfacing would result in more than 50% of the frontage of the property facing Sherrardspark Road being hardsurfaced. Although it is noted that the property is on a corner plot with the side area being retained as is. Nevertheless, when viewed from Sherrardspark Road, the extent of hardstanding is not considered to retain an appropriate balance between hard and soft landscaping.</p> <p>However, the adjoining neighbouring dwellings, nos. 37 and 39 Sherrardspark Road, have large extents of hardstanding at their frontages. However, it should be noted that neither Nos. 37 nor 39 have EM consent for the hardstanding at the front of their properties, which appear to have been in place for a number of years. In addition, there would be no change to the existing boundary hedge which would screen the majority of the extended drive. Therefore views of the proposed extended driveway would only be limited from the streetscene.</p> <p>Accordingly whilst the proposal would result in a large extent of hardstanding to the front of the property, it is considered that on balance given the above considerations that weigh in favour of the proposal, the existing amenities and values of this part of Sherrardspark Road would not be unduly harmed to warrant a refusal of the application in this regard.</p>	
<b>Does the development minimise impact on neighbours?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if required):	
<b>Vehicle Hardstandings Only.</b> Sections (a) and (b) completed only if hardstanding proposed <b>(a) Would the hardstanding retain an appropriate balance between hard and soft landscaping?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if required): See above.	
<b>(b) Would only the minimum length of hedgerow required to access the hardstanding be removed?</b> (e.g. privacy, outlook, light etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>Comment</b> (if required):	
<b>Any other considerations</b>	
None.	
<b>Conclusion</b>	
Although the proposed alterations to the front driveway would be contrary to the Policy EM4 the proposed works would not be fully visible from the streetscene because of the retention of the hedge, and would not have a detrimental impact on the values and amenities of the street scene.	

**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. Prior to the commencement of the development hereby approved details of the materials to be used in the construction of the driveway shall be submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.

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 EM.

**DRAWING NUMBERS**

6. 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>
D1		Existing Plan	29 March 2017
D2		Proposed Plan	29 March 2017
x		Site Location & Block Plan	28 March 2017

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

**Determined By:**

Mrs S Smith  
25 May 2017