

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

DELEGATED APPLICATION

Application No: 6/2017/0713/EM
Location: 46 & 48 Brockswood Lane Welwyn Garden City AL8 7BG
Proposal: Replacement of shared driveway and hardstanding to the front of
 No. 46.
Officer: Ms L Hale

Recommendation: Granted

6/2017/0713/EM

Context			
Site and Application description	<p>46 and 48 Brockswood Lane are located on the northern side of the street. The properties are semi-detached, set back from the street and benefit from large frontages. Both of the properties benefit from hardstandings and share a driveway.</p> <p>The application seeks estate management consent for the replacement of existing shared driveway of No's 46 and 48 Brockswood Lane and for the replacement of existing hardstanding to the front of No.46 Brockswood Lane.</p> <p>The existing shared tarmac driveway would be re-surfaced with tarmac subsurface on appropriate wearing course with a resin bonded gravel surface and the existing exposed aggregate concrete and concrete paving slabs forming the hardstanding outside No. 46 would be replaced with a semi-porous block paviour surface, which would be Autumn Gold by Bradstone.</p> <p>The proposal would only involve the replacement of the existing hardstanding and shared driveway with a different material. There would be no increase to the amount of hardstanding and each site would retain a 50% balance between hard and soft landscaping.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>48 Brockswood Lane</p> <p>Application Number: W6/2008/1317/EM Decision: Granted Decision Date: 17 September 2008 Proposal: EXTENSION TO HARDSTANDING</p>		
Consultations			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	N/A		
Relevant Policies			
<input type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4			

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 checked="" 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
N/A
Conclusion
The proposal would maintain a sufficient balance between hard and soft landscaping which would preserve the amenities and values of the Garden City, in accordance with Policy EM4 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.

DRAWING NUMBERS

5. 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
03		Proposed Driveway/Hard Standing	7 April 2017
02		Existing Driveway/Hard Standing	7 April 2017
06		Site Location & Block Plan	13 April 2017

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

Determined By:

Mrs S Smith
9 June 2017