

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

DELEGATED APPLICATION

Application No: 6/2017/2722/EM
Location: 54 Bridge Road Welwyn Garden City AL8 6UR
Proposal: Shared party wall of proposed extension at 52 Bridge Road
Officer: Ms Louise Sahlke

Recommendation: Granted

6/2017/2722/EM

Context			
Site and Application description	<p>The site comprises of a two storey high gable roof semi - detached 'L' shaped single family dwellinghouse featuring a front gable and rear dormer located to the north of Bridge Road. The property is in its original form with an outbuilding that has recently been removed.</p> <p>The property is set in a large wide and deep plot with a deep front garden. The site lies within Welwyn Garden conservation area.</p> <p>Estate Management Consent was granted under planning application 6/2017/2257/EM for the erection of a single storey rear extension at the adjoining house (no. 52). This application is for the shared party wall of the proposed extension as it abuts/crosses the boundary between 52 and 54 Bridge Road.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: 6/2016/0065/EM Decision: Granted Decision Date: 11 March 2016</p> <p>Proposal: Erection of single storey rear extension, alteration to openings, new driveway and crossover.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	No external consultation received.		
Relevant Policies	<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3		

Others	
Main Issues	
	<p>Considerations</p> <p>The main planning issues with regard to this application are:</p> <p>§ <i>Maintaining and enhancing the character and appearance of the property, the Surrounding area and the amenities and values of the Welwyn Garden City.</i></p> <p><i>(Estate Management Policies EM1 - Extensions and Alterations.)</i></p> <p>§ <i>the impact on the residential amenity of neighbouring properties</i></p>
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>The proposed party wall which straddles the boundary between 52 and 54 Bridge Road is considered in keeping with the character and appearance of the dwellinghouse, the adjoining dwellinghouse and the surrounding area and is considered to maintain and enhance the amenities and values of the Garden City and accords with Policy EM1 of the Estate Management Scheme.</p>
Conclusion	
<p>For all the reasons considered above, the proposed development is considered to maintain and enhance the amenities and values of the Garden City and is therefore in compliance with the Estate Management Scheme.</p>	

Conditions:

1. 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.

2. 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.

3. 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.

4. 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 Policies EM1.

5. 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.

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
013		Proposed Floor Plans	25 September 2017
014		Existing Elevations	25 September 2017
015		Proposed Elevations	25 September 2017
001	B	Location & Block Plan	24 November 2017
011	A	Existing & Proposed Site Plan	27 November 2017
012		Existing Floor Plans	25 September 2017

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

Determined By:

Mr Michael Robinson
19 December 2017