

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/0576/EM  
**Location:** 66 Brockwood Lane Welwyn Garden City AL8 7BQ  
**Proposal:** Erection of single storey rear and side extensions following the demolition of existing conservatory  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Granted

6/2018/0576/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No.66 Brockwood Lane is a two storey detached dwelling. The property has shared access on their driveway with their neighbouring property and has a conservatory to the rear.</p> <p>This application seeks planning permission for a single storey side and rear extension and a single storey rear extension to replace an existing conservatory.</p> <p>The single storey side and rear extension measuring 12m in depth and will be attached to the side elevation and extend into the rear garden.</p> <p>The proposal is also for a single storey rear extension to replace an existing rear conservatory.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Planning</p> <p>Application Number: W6/1992/5386/EM    Decision: Granted    Decision Date: 11 January 1993            Proposal: Erection of single storey rear extension</p>		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	None		
<b>Consultee responses</b>	None		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting)</b>			

<p><b>and Character (impact upon amenities and values of Garden City)</b></p>	<p>The application seeks consent for the erection of single storey rear extension and a single storey side and rear extension.</p> <p>The single rear extension would replace an existing conservatory and would be located in a position where it would not be visible and therefore there would be no harm or impact on the character of the streetscene or existing dwelling.</p> <p>The side extension would be visible within the streetscene, however the extension is single storey with a flat roof and set back slightly from the principal elevation. The extension is considered to be large, however it would not be much deeper than the outbuilding which is formed along the neighbouring boundary, and as such would not be detrimental to the character of the existing dwelling and surrounding area.</p> <p>It is considered that the proposal, would not result in any additional harm to the character and appearance of the property and would comply with Policy EM1.</p>
<p><b>Impact on neighbours</b></p>	<p>No neighbour representations have been received.</p> <p>The neighbouring property that the development would affect most would be No, 64 and 68 Brockwood Lane. 64 is attached to the host dwelling. It is not considered that the proposed development being single storey would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, appearing unduly dominant or result in an impact on privacy.</p> <p>Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level.</p>
<p><b>Landscaping issues (incl. hardstandings)</b></p>	<p>None</p>
<p><b>Any other considerations</b></p>	<p>None</p>
<p><b>Conclusion</b></p>	
<p>The proposed development would have an acceptable impact on the character and appearance of the areas surrounding the application site. It is considered that the proposal would retain the character and appearance of the property and comply with Policy EM1.</p>	

**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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
0784/01/101		Existing Elevations	28 February 2018
0784/01/115	A	Proposed Block Plan	18 May 2018
0784/02/100	A	Proposed Floor Plans	18 May 2018
0784/02/101	A	Proposed Elevations	18 May 2018
0784/01/100		Existing Floor Plans	28 February 2018

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

#### **Determined By:**

Mr Michael Robinson  
22 May 2018



**WELWYN  
HATFIELD**