

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

DELEGATED APPLICATION

Application No: 6/2018/2303/EM
Location: 48 Bridge Road Welwyn Garden City AL8 6UR
Proposal: Erection of a single storey and part two storey rear extension following the demolition of existing conservatory
Officer: Mrs Sarah Madyausiku

Recommendation: Granted

6/2018/2303/EM

Context			
Site and Application description	<p>The character of the immediate area is predominantly residential consisting of 2 storey semi-detached dwellings. These dwellings are predominately red-brick, neo-Georgian. However, 48/50 and 52/54, which form two pairs of semi-detached dwellings, are of a different design. They are white rendered and yellow brick respectively and are of different architectural styles.</p> <p>The application site is located to the west of the town centre and on the northern side of the highway, directly opposite the junction with Handside Lane. The site measures approximately 56 metres deep and 17 metres wide. It consists of a two-storey, semi-detached dwelling with front and rear associated gardens. The dwelling has been subjected to a two storey side extension and a conservatory has been added to the rear.</p> <p>It is proposed to remove the conservatory and replace it with a single storey extension connected to a two storey rear extension that would connect to the existing two storey extension.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: W6/2011/0018/EM Decision: Granted Decision Date: 08 March 2011 Proposal: Erection of single storey rear extension- Not implemented</p>		
Notifications			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> 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?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if required): The proposal has been amended with the depth of the two storey extension reduced from 5.0m to 3.5m at first floor level. This first floor element would also be set in from the existing extension by one brick course to provide a more staggered and less expansive flank elevation that would remain more subordinate when viewed from Bridge Road. The roof would match the pitch of the main roof and it would be set down from the main roof so as to remain subordinate. The upper floor and side windows would match the existing fenestration at the property. A rooflight that was proposed on the east side roofslope has now been moved to the opposite roofslope. The location of the rooflight, with limited visibility, has now been more appropriately sited so as to reduce its visual impact on the dwelling and the surrounding area. The replacement conservatory extension would be single storey, with a flat roof and roof lights. It would attach to the proposed two storey extension. Although the proposal would increase the bulk on the site, the proposal overall would broadly remain subordinate to the host dwelling. A condition is recommended to require further details of the proposed materials. On this basis, the overall design would complement the architectural detailing and fenestration of the existing dwelling and surrounding properties and would maintain the values and amenities of the property and the 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): N/A
(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):
Conclusion
The proposal, by virtue of its siting, scale and detailed design, maintains and enhances the amenities and values of the Garden City and is in accordance with Policy EM1.

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.

- 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.

- 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.

- No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the building have been submitted to and approved in writing by the Council. The development must be implemented using the approved materials and subsequently, the approved materials must not be changed.

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 with particular regard to Policy EM1.

DRAWING NUMBERS

- 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
#00351977-512F53		Site Location Plan	7 September 2018
p_pl_100	00	Existing Ground Floor Plan	18 September 2018
p_pl_101	00	Existing First Floor Plan	18 September 2018
p_pl_102	00	Existing Roof Plan	18 September 2018
p_pl_200	00	Existing Section AA	18 September 2018
p_pl_201	00	Existing Section BB	18 September 2018
p_pl_300	00	Existing Front Elevation	18 September 2018
p_pl_301	00	Existing Side Elevation	18 September 2018
p_pl_302	00	Existing Rear Elevation	18 September 2018
p_pl_001	01	Block Plan	8 January 2019
p_pl_110	04	Proposed Ground Floor Plan	8 January 2019
p_pl_111	06	Proposed First Floor Plan	30 January 2019
p_pl_112	05	Proposed Roof Plan	30 January 2019
p_pl_210	03	Proposed Section AA	8 January 2019
p_pl_211	03	Proposed Section BB	8 January 2019
p_pl_310	03	Proposed Front Elevation	8 January 2019
p_pl_311	05	Proposed Side Elevation	30 January 2019
p_pl_312	04	Proposed Rear Elevation	8 January 2019

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

Informatives:

1. This consent does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The granting of this consent does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Determined By:

Mrs Sarah Smith
5 February 2019