

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/2031/EM  
**Location:** 23 Roundwood Drive Welwyn Garden City AL8 7JZ  
**Proposal:** Erection of single storey rear extension, alterations to openings, erection of fencing and demolition of rear conservatory  
**Officer:** Ms Clare Howe

**Recommendation:** Granted

6/2019/2031/EM

<b>Context</b>			
<b>Site and Application description</b>	The application site comprises of a two storey detached dwelling.  The applicant seeks estate management consent for the erection of a single storey rear extension, alterations to the fenestrations, erection of a fence, and the removal of a rear conservatory, which shall be replaced with a loggia roof.		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	Application Number: 6/2018/3132/EM      Decision: Granted      Decision Date: 06 February 2019 Proposal: Replacement of garage door		
<b>Notifications</b>			
<b>Neighbour responses</b>	Support: 0	Object: 1	Other: 0
<b>Summary of neighbour responses</b>	A neighbour response was received regarding the householder planning application relating to this proposal. The comments are addressed within the planning application.		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> EM1 <input checked="" type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if required):  As the proposed extension is to the rear of the property it would be obscured from the streetscene. Whilst the close bordered fence would visible from the streetscene, it would be short in length and would be set back from the steetscene. Minded that there are others visible within the streetscene the proposed development is considered not to result in adverse harm upon the values and amenities of the Garden City. In addition to this, a condition shall be applied to ensure that the fence shall not be any colour other than brown or green to ensure it appears sympathetic within the wider Garden City.  In terms of the loss of the conservatory and loggia roof, this would be to the rear of the property well obscured from the street scene. As such, it would not impose upon the values and amenities of the			

Garden City.
<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): The proposed development would be set away from the shared boundary, and be of a height and depth that would not cause a loss of light to neighbouring occupiers or have an overbearing impact upon their amenity.
<b>Vehicle Hardstandings Only.</b> Sections (a) and (b) completed only if hardstanding proposed <b>Would the hardstanding retain an appropriate balance between hard and soft landscaping?</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>Comment</b> (if required):
<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>Conclusion</b>
For the above reasons, the scheme is considered to accord with the relevant policies within 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.

- The external window frames, glazing bars, sills, door, door surrounds and other external decorations associated with the fenestration hereby approved shall not be any colour other than white.

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.

- The fence hereby approved shall not be any colour other than brown or green.

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

- 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
E.02		Existing Ground & First Floor Plan	13 August 2019
E.04		Existing Roof Plan	13 August 2019
E.01		Existing and Proposed Block Plan	13 August 2019
E.03		Existing Elevations	13 August 2019
Location Plan		Site Location Plan	13 August 2019
P.01		Proposed Ground and First Floor Plan	13 August 2019
P.02		Proposed Elevations	13 August 2019
P.03		Proposed Roof Plans, Sections A-A and B-B	13 August 2019

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

#### **Informatives:**

- 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.

2. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

**Determined By:**

Mr Michael Robinson  
8 October 2019