

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

DELEGATED APPLICATION

Application No: 6/2019/2172/EM
Location: 20 Walden Road Welwyn Garden City AL8 7PF
Proposal: Replacement and enlargement of driveway
Officer: Mr James Homer

Recommendation: Granted

6/2019/2172/EM

Context			
Site and Application description	<p>No.20 is a semi-detached dwelling on the southern side of Walden Road. The property has an open frontage with a large lawn area to the front of the house with a driveway leading to a garage.</p> <p>The proposal is to replace the old concrete and tarmac shared driveway with a new block paved driveway including a small extended area of hardstanding to the right hand side of the existing driveway. The hardstanding area will include a new pathway area at the front of the dwelling.</p> <p>This proposal has been submitted in conjunction with 22 Walden Road (6/2019/2404/EM) as the driveway is shared. This report considers the work proposed at No.20 only.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	None.		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None received.		
Consultee responses	None received.		
Relevant Policies			
<input type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input checked="" type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden	<p>Policy EM4 of the Estate Management Scheme seeks to retain the appearance of the Garden City while accommodating the increased pressure for vehicle hard standings due to the rise in car ownership over recent years. In doing so, Policy EM4 states that proposals to construct hardstanding should retain or create sufficient soft 'green' landscaping to help preserve the character of Welwyn Garden City. To help achieve this, the council aims to</p>		

City)	<p>ensure that a significant proportion, 50% minimum, of the frontage is retained as soft/green landscape to retain the amenities and values of the Garden City, unless individual circumstances indicate that this would not be appropriate.</p> <p>The application seeks to remove the existing tarmac and concrete and replace with block paving (Marshalls Tegula or similar) and extend the hardstanding by approx. 9m² on the right hand side resulting in a loss of lawn. The proposal would take the driveway within close proximity to an existing tree which could damage the structural roots of the tree. Following advice from a tree officer it is considered reasonable and appropriate to add a condition to any consent that would see an arboricultural method statement submitted and approved before any work can begin. The statement should detail how impact to the tree above and below ground will be minimised.</p> <p>The proposal also includes creating a sandstone/York stone pathway around a section of the front of the house, which would connect the proposed driveway to the front door and through to the back gate.</p> <p>At present, hardstanding covers approx. 45% of the frontage. With the additional hardstanding this would increase to 52%, which although slightly in excess, would see an acceptable level of soft/green landscaping retained.</p> <p>The proposed alterations to the frontage at No.22 would see a minimal increase to the existing area of hardstanding and a general improvement to the condition of the driveway. As a result, and subject to an approved method statement, the proposal would retain sufficient soft/green landscaping and would retain the amenities and values of the property and the wider street scene in this area of the Garden City.</p>
Impact on neighbours	The proposal would not cause a negative impact upon neighbours in terms of loss of light, privacy or outlook.
Landscaping issues (incl. hardstandings)	The proposal could potentially cause damage to the roots of an existing tree – see above.
Any other considerations	None.
Conclusion	
<p>The proposed alterations to the frontage at No.20 would see a minimal increase to the existing area of hardstanding and a general improvement to the condition of the driveway. Subject to the approval of an arboricultural method statement, the proposal would retain sufficient soft/green landscaping and would retain the amenities and values of the property and the wider street scene in this area of the Garden City. As a result the proposal would comply with Policies EM3 and EM4 of the Estate Management Scheme.</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. No works on site shall begin until an arboricultural method statement detailing the measures to be taken to protect the tree and its roots located on the west side of the driveway from construction works. The method statement should demonstrate that impacts on the tree and its roots will be minimised both above and below ground. Once approved, the works shall be carried out strictly in accordance with the approved details.

REASON: To protect the visual amenity of the area in accordance with the requirements of the Estate Management Scheme and Policy EM3.

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
6/2019/2172/ EM-1		Location Plan	17 September 2019
6/2019/2172/ EM-2		Block	17 September 2019
6/2019/2172/ EM-3		Proposed and Existing New Driveways Plan	17 September 2019

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

Determined By:

Mr Michael Robinson

18 November 2019