

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/1505/EM  
**Location:** 34 Sherrardspark Road Welwyn Garden City AL8 7JS  
**Proposal:** Erection of a timber bike store and timber tool store  
**Officer:** Mr James Homer

**Recommendation:** Granted

6/2020/1505/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No.34 is a two storey detached home located within a spacious corner plot on the northern side of Sherrardspark Road and upon the junction with Woodland Rise. Mature hedgerows run along the property boundary and screen the side and rear of the property from public view.</p> <p>The application seeks Estate Management Scheme consent to erect a timber bike store and timber tool store within the rear garden.</p> <p>Please note that no site visit was made to the rear of the application site due to the restrictions in place as a result of the Coronavirus pandemic. However, the case officer was satisfied that the application could be determined using the photographs submitted by the applicant.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	Application Number: 6/2020/1641/EM      Decision:      Decision Date: Proposal: Erection of a timber bike store and timber tool store		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	No comments received.		
<b>Consultee responses</b>	No comments received.		
<b>Relevant Policies</b>			
<input type="checkbox"/> EM1 <input checked="" type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting) and Character (impact upon amenities and</b>	Policy EM2 of the Estate Management Scheme looks to protect the planned layout of the Garden City by ensuring that proposals for new buildings and structures respect the visual appearance of the area in terms of their siting and scale so they do not result in visually over prominent or discordant additions. In addition, all applications for new buildings should not harm the residential		

<b>values of Garden City)</b>	<p>amenity of adjoining occupiers and the immediate area.</p> <p>Detached sheds should only be located in rear gardens and must not be overly visible from public vantage points. The scale and size of proposed shed must be commensurate with the size of the garden and should not be excessively large and respect the proximity of boundaries. One or more sheds may be acceptable subject to there not being a proliferation of detached buildings/sheds in the rear garden. In addition, the overall finish and appearance of the building should not detract from the character and quality of the existing garden and property. Materials should be sympathetic to the locality and ideally timber or glass, painted or stained in a neutral colour.</p> <p>The proposed bike store would be located toward the western side boundary of the property and would measure approx. 2.1m x 1.1m with a max height of approx. 1.5m. The proposed tool store would be located against a rear wall of the house and would measure approx. 1.4m x 1.0m with a max height of 2.2m. Both structures would be timber construction.</p>
<b>Impact on neighbours</b>	The proposal would have no impact on the amenity of neighbouring properties.
<b>Landscaping issues (incl. hardstandings)</b>	None.
<b>Any other considerations</b>	None.
<b>Conclusion</b>	
The proposed bike store and tool store are small and would not result in visually prominent or discordant additions to the property and are unlikely to be visible from public vantage points. Both units would respect the proximity of boundaries and would not result in an over proliferation of structures within the rear garden. Accordingly, the application complies with Policy EM2 of 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.

DRAWING NUMBERS

5. 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>
		Site Location Plan	25 June 2020
		Block Plan	25 June 2020
1		Bike Store - Floor Plan	25 May 2020
2		Bike Store - Elevations	25 May 2020
3		Bike Store - Elevations	25 May 2020
4		Tool Store - Floor Plan	25 May 2020
5		Tool Store - Elevations	25 May 2020
6		Tool Store - Elevations	25 May 2020

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

**Determined By:**

Mr James Homer  
19 August 2020