

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/2415/EMH  
**Location:** 37 Sherrardspark Road Welwyn Garden City AL8 7JY  
**Proposal:** Erection of single storey rear extension, partial conversion of garage, internal alterations on ground and first floor, conversion of existing loft space including 4x velux roof lights at rear  
**Officer:** Mr James Homer  
**Recommendation:** Granted

6/2020/2415/EMH

<b>Context</b>			
<b>Site and Application description</b>	<p>No.37 is a two storey link detached property located upon the south eastern side of Sherrardspark Road.</p> <p>The application seeks Estate Management Scheme consent to erect a single storey rear extension, partially convert the garage, internal alterations on ground and first floor and conversion of existing loft space including the installation of 4x velux roof lights at rear and the removal of one chimney.</p> <p>Please note that due to the restrictions in place as a result of the Coronavirus pandemic, no site visit was made. However, the case officer was satisfied that the application could be assessed using the photographs and plans submitted by the applicant.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Application Number: 6/2020/2967/EM      Decision:      Decision Date:            Proposal: Erection of a first floor side extension</p> <p>Application Number: W6/2003/1594/EM      Decision: Withdrawn      Decision Date: 13 May 2004            Proposal: FORMATION OF VEHICLE HARDSTANDING</p> <p>Application Number: 6/2020/0450/EM      Decision: Withdrawn      Decision Date: 30 March 2020            Proposal: Installation of 3x Velux Rooflights to facilitate loft conversion</p> <p>Application Number: 6/2020/2410/HOUSE      Decision: Granted      Decision Date: 16 November 2020            Proposal: Erection of single storey rear extension, partial conversion of garage into study, internal alterations on ground and first floor and conversion of existing loft into habitable space including 4 x rear rooflights</p>		
<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 checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others	
<b>Considerations</b>	
<b>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</b>	<p>Policy EM1 of the Estate Management Scheme states that extensions and alterations to existing properties will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.</p> <p>Extending up to 4m where appropriate, single storey rear extensions should complement the character and style of the original home through the matching of materials, scale, fenestration, proportions and architectural detailing. The overall scale of a rear extension should be proportionate and adequately subordinate to the original property and should not over dominate rear gardens.</p> <p>The proposed single storey rear extension would have a maximum depth of 4m and would extend across the central section of the main house. The proposed extension would feature a flat roof with a single roof light that would not be visible from public areas. The extension would include bi-folding doors and a two windows within the rear elevation that would match the style and alignment of the existing windows. No finish materials are given therefore it is considered reasonable and appropriate to include a condition that would require the finish materials to match the original house.</p> <p>To enable the internal conversions, alterations are proposed to the rear ground floor fenestration. The changes to the rear of the existing garage and study/office area will not result in a harmful impact to the property and replacement doors and windows would match the style of the existing house.</p> <p>To enable the conversion of the loft into habitable space a new window opening is proposed for the west facing gable. Positioned above and in line with an existing window at first floor level, the window will match the style of the windows within the main house.</p> <p>Roof lights should not affect the overall composition of the building or roofscape through their sensitive siting and should be positioned toward the rear of a property and not unduly visible from a public vantage point. It is recommended that roof lights are low-profile and recessed on sloped roofs or positioned behind parapets on flat roofs. The finish colour of the roof light should be in keeping with the original property's character which can typically be a conservation type with a black finish.</p> <p>Four roof lights are proposed for the rear facing roof slope of the main house. The roof lights are likely to visible from Densley Close, however, they are facing away from the street and set well back so their impact will be minimal.</p> <p>To facilitate the conversion of the loft space the application proposes to remove the chimney to the right hand side of the roof (when viewed from the front). Whilst not typically supported the removal of this chimney would not result in undue harm to the property as it is relatively short and, due to the mix</p>

	of housing styles within Sherrardspark Road, would not result in significant harm to the wider street scene. In addition, the chimney stack to the left hand gable end would be retained, which is a more significant feature.
<b>Impact on neighbours</b>	<p>The proposed ground floor extension and alterations to fenestration will not result in a detrimental impact upon neighbouring properties.</p> <p>The proposed roof lights face the rear garden of the application site and would offer views similar to the existing first floor windows and would not result in an undue loss of privacy to neighbouring properties.</p> <p>In order to restrict overlooking across no.39 from the new gable end window it is considered reasonable and appropriate to include a condition that would require the window to be obscure glazed and non-opening below a height of 1.7m.</p>
<b>Landscaping issues (incl. hardstandings)</b>	None.
<b>Any other considerations</b>	None.
<b>Conclusion</b>	
<p>The overall scale of the proposed rear extension is considered proportionate and adequately subordinate to the original property and would not over dominate rear gardens. The roof lights within the extension would not be visible from public areas and the alterations to fenestration at ground floor would not result in harm to the property or the amenity of neighbouring properties. The roof lights within the rear roof slope of the main building would not result in undue harm to the property and, although visible from public areas, they would be facing away from the street. The new window proposed for the west facing gable would be aligned with and would match the existing fenestration. The removal of the right hand chimney stack would not result in excessive harm to the property or wider street scene. Subject to the recommended conditions, the application would comply with Policy EM1 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. 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.

6. 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.

#### DRAWING NUMBERS

7. 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>
E02		Existing Plans & Elevations	21 September 2020
E01		Location Plan	21 September 2020
P01		Block Plan	21 September 2020
P02		Proposed Ground & First Floor Plan - P02 - REV A - 121120.pdf	12 November 2020
P03		Proposed Second Floor Plan, Roof Plan & Elevations	12 November 2020

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

#### **Determined By:**

Mr James Homer  
17 November 2020