

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

DELEGATED APPLICATION

Application No: 6/2020/3299/EM
Location: Woodside House Bridge Road Welwyn Garden City AL8 6UJ
Proposal: Erection of bin store
Officer: Mr James Homer

Recommendation: Granted

6/2020/3299/EM

Context			
Site and Application description	<p>Woodside House is located upon the northern side of Bridge Road and is comprised of five blocks of flats with associated amenity areas.</p> <p>The application seeks Estate Management Scheme consent to erect a new bin store on an existing area of hardstanding.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: 6/2020/2642/EM Decision: Granted Decision Date: 09 December 2020</p> <p>Proposal: 417 windows to be replaced, 289 like-for-like and 128 slightly modified for strength purposes considering the current state of the windows.</p>		
Notifications			
Neighbour representations	Support: 0	Object: 2	Other: 0
Summary of neighbour responses	<p>27 Woodside House Bridge Road Welwyn Garden City AL8 6UJ</p> <p>Comment: The proposed development is 9 metres from my residence - block 2 on drawing - (the existing bin area is 17.5 metres from the nearest residence) and is overlooked by my kitchen and bedroom windows which will causes noise and disturbance.</p> <p>The existing bin area is located at the far end of estate and is unlit during the night, the proposed development will be located under a scheme street light - on during the night - so proposed site can potentially be used 24/7 causing noise and disturbance.</p> <p>The bin collection which takes place at approximately 5am will take place directly under my bedroom window causing noise and disturbance.</p> <p>The proposed development will potentially cause smells and attract vermin and flies to the area which is a genuine concern for me.</p> <p>The proposed development has no footpath/pavement access, users will have to enter and leave directly onto the road.</p> <p>The loss of 2 or more parking spaces which are used regularly by residents and visitors.</p>		

	<p>3 Woodside House Bridge Road Welwyn Garden City AL8 6UJ</p> <p>Comment: It is too close to the flats on the opposite side of the road and not big enough to be practical. We will either have to stop recycling or still visit the other bin area in the far corner. So what is point of it being there?</p>
Consultee responses	No comments received.
Relevant Policies	
<input type="checkbox"/> EM1 <input checked="" type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others	
Considerations	
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>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 amenity of adjoining occupiers and the immediate area.</p> <p>Detached structures should be located to the rear of a property and must not be overly visible from public vantage points. The scale and size of the proposed structure must be commensurate with the size of the space and should not be excessively large and respect the proximity of boundaries. One or more structures may be acceptable subject to there not being a proliferation of structures in the area. In addition, the overall finish and appearance of the building should not detract from the character and quality of the area and property. Materials should be sympathetic to the locality and ideally timber or painted or stained in a neutral colour.</p> <p>The proposed bin store would be located toward the rear of the site and close to the northern boundary. The bin store would measure approx. 4.8m x 4.8m and would be located upon an existing area of hardstanding currently used for car parking. The store would be primarily timber construction and would be to store four 1,100 litre bins and three recycling bins. Work to create the store will include the formation of porous block paving and dropped curb.</p> <p>The store is located to the rear of the site and will not result in harm to the street scene of Bridge Road.</p> <p>The application also details work to the existing bin store located in the north eastern corner of the site, however, this the council's mapping software indicate that it is located outside of the Estate Management Scheme area so has not been considered as part of this application.</p>
Impact on neighbours	The proposed bin store is positioned well away from neighbouring properties to the north and west. Objections have been raised by residents within Woodside House however, the bin store is located a respectable distant from the blocks and would not result in a harmful loss of outlook, privacy or light.
Landscaping issues (incl. hardstandings)	The proposal includes the formation of a porous hardstanding however, this would be on top of an existing hardstanding and would not result in excessive coverage.
Any other considerations	None.
Conclusion	
The proposed bin store would be located toward the back of the site and away from the main street scene of Bridge Road. Although a large structure, Woodside House occupies a spacious plot that can easily accommodate the new store. The store is positioned away from shared boundaries and	

would mainly be constructed from timber. 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:

Plan Number	Revision Number	Details	Received Date
001		Existing site plan	4 December 2020
002	A	Proposed Site Plan	4 December 2020
003	B	Proposed floor and elevation plans	4 December 2020
Location plan	.	Location plan	21 December 2020

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

Determined By:

Mr James Homer
4 February 2021