

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

DELEGATED APPLICATION

Application No: 6/2021/1017/EMH
Location: 37 Sherrardspark Road Welwyn Garden City AL8 7JY
Proposal: Erection of a first floor side extension
Officer: Mr James Homer

Recommendation: Granted

6/2021/1017/EMH

Context			
Site and Application description	<p>No.37 is a two storey detached property located on the southern side of Sherrardspark Road.</p> <p>Following the recent consent for the erection of a single storey rear extension, partial conversion of the garage and conversion of the loft, this application seeks Estate Management Scheme consent to erect a first floor side extension.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<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Application Number: 6/2020/0450/EM Decision: Withdrawn Decision Date: 30 March 2020 Proposal: Installation of 3x Velux Rooflights to facilitate loft conversion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: 6/2020/2415/EMH Decision: Granted Decision Date: 17 November 2020 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</p> <p>Application Number: 6/2020/2967/EM Decision: Withdrawn Decision Date: 18 December 2020 Proposal: Erection of a first floor side extension</p> <p>Application Number: 6/2021/0169/HOUSE Decision: Granted Decision Date: 16 March 2021 Proposal: Erection of a first floor side extension</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			

EM1 EM2 EM3
Others

Considerations

Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)

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.

Side extension design and detailing should be consistent with the character of the original property. Materials, scale, proportions and detailing, including fenestration should be mirrored from the existing property within the proposed extension. The design of the side extension must be subservient to and in proportion with the existing house and plot. First floor side extensions must maintain sufficient space around the dwelling and should reflect the spacing in the street scene.

The proposed first floor side extension would be on the eastern flank and would have a width of approx. 3.2m. The extension would be set back from the front elevation of the main house by approx. 2m and set down from the main ridge by approx. 1m. Although level with the rear elevation of the main dwelling, the proposed extension would appear proportionate and subordinate to the existing house. Importantly, the existing chimney stack on the eastern flank of the original home, which is a key feature, would remain. The proposed extension would feature a window within the front and rear elevations. The plans indicate that the window design and placement would match the existing fenestration.

The proposed extension would leave a separation gap of approximately 1m between the flank wall and the common boundary with 35 Sherrardspark Road, however the overhang from the eaves and roof would reduce the gap to approximately 900mm. The spacious gaps between houses is a key feature of the Garden City design and it is important that sufficient spacing is retained to preserve the character and appearance of the Estate Management Scheme area. Sherrardspark Road is characterised by properties with varying design, however, generous spacing at first floor is a common feature. It is therefore, important that sufficient spacing is retained between the application site and neighbouring properties. Whilst the proposed extension would reduce the space between the property and the boundary of the site to approx. 1m at first floor, the two storey flank wall of the neighbouring property at no.35 is situated a significant distance away from the boundary and sufficient spacing is retained.

Impact on neighbours

The proposed extension would result in the flank wall of the property moving closer to the shared boundary with no.35. However, as stated above, sufficient spacing remains and it is considered that the extension will not result in a harmful loss of privacy, outlook or light to this property or any other neighbouring home.

Landscaping issues (incl. hardstandings)

None.

Any other considerations

None.

Conclusion

The proposed extension would appear proportionate and subordinate to the existing home and

would not result in a harmful addition to the property. As a result the proposal will not have a detrimental impact on the amenities and values of the application site, surrounding area or the residential amenity of adjoining occupiers and, therefore, complies with Policy EM1 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.

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:

Plan Number	Revision Number	Details	Received Date
S/01		Proposed First Floor Plan, Roof Plan and Elevations	26 March 2021
E/02		Existing Plans and Elevations	26 March 2021
E/01		Existing Site Plan and Site Location Plan	25 May 2021

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

Determined By:

Mr James Homer
26 May 2021