

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

DELEGATED APPLICATION

Application No: 6/2021/2575/EM
Location: 1 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: Erection of a single storey rear extension & alterations to fenestration
Officer: Mr James Homer

Recommendation: Granted

6/2021/2575/EM

Context			
Site and Application description	<p>No.1 is a two storey detached property located upon the eastern side of Roundwood Drive. The property occupies a spacious plot within a semi-woodland setting.</p> <p>The application seeks Estate Management Scheme consent to erect a single storey rear extension and undertake alterations to fenestration. The application is identical to 6/2019/1428/EM but with the addition of a slightly raised parapet to an existing side extension to bring in line with the proposed extension. The parapet needs to be raised to allow connection of an internal steel beam.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: W6/2004/1241/EM Decision: Granted Decision Date: 15 September 2004 Proposal: RESURFACING AND INCREASE TO AREA OF HARDSURFACING</p> <p>Application Number: 6/2019/0836/EM Decision: Granted Decision Date: 29 May 2019 Proposal: Erection of a single storey rear extension</p> <p>Application Number: 6/2019/1428/EM Decision: Granted Decision Date: 31 July 2019 Proposal: Erection of a single storey rear extension</p>		
Notifications			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			

Does the design (form, size, scale, siting) and character (appearance within the streetscene) maintain and/or enhance the amenities and values of the area?

Yes No N/A

Comment (if required): 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.

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.

The proposed rear extension within this application is the same design and dimensions as the previously approved scheme of 6/2019/1428/EM. The merits of the approved application remain unchanged and would not alter the officer recommendation to approve. In addition, this application includes a raised parapet at the rear of an existing single storey side extension. The parapet is to be raised to allow the internal connection of a steel beam, however, the visual impact to the existing building would be minimal and no objection is raised. The raised parapet would not result in harm to the building or street scene.

Does the development minimise impact on neighbours? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if required): The original scheme and raised parapet would not harm neighbour amenity.

Vehicle Hardstandings Only. Sections (a) and (b) completed only if hardstanding proposed
(a) Would the hardstanding retain an appropriate balance between hard and soft landscaping?

Yes No N/A

Comment (if required):

(b) Would only the minimum length of hedgerow required to access the hardstanding be removed? Yes No N/A

Comment (if required):

Any other considerations

None.

Conclusion

The proposed rear extension and additional height to the parapet would not result in harm to the existing building, the wider street scene or neighbour amenity. The application 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.

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
4660-BR01	E	Proposed Plans, Elevations & Sections	3 September 2021
4660-OS1	A	Location Plan	3 September 2021
4660-E01	B	Existing Plans & Elevations	3 September 2021
4660-OS2	A	Block Plan	3 September 2021

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

Determined By:

Mr James Homer
21 October 2021