

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

DELEGATED APPLICATION

Application No: 6/2021/3363/EM
Location: 24 Brockwood Lane Welwyn Garden City AL8 7BG
Proposal: Erection of a part two storey, part single storey rear extension to include insertion of 1 x rear dormer, involving demolition of existing rear conservatory
Officer: Mr James Homer

Recommendation: Granted

6/2021/3363/EM

Context			
Site and Application description	<p>No.24 is a two storey mid terrace property located upon the northern side of Brockwood Lane. The property benefits from a deep rear garden that backs on to Sherrardspark Wood and an existing conservatory.</p> <p>The application seeks Estate Management Scheme consent to demolish the existing conservatory and erect a part two storey, part single storey rear extension to include the insertion of a dormer.</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>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: 6/2021/3332/HOUSE Decision: Decision Date: Proposal: Erection of a single storey rear extension following demolition of rear conservatory and part first floor rear extension with rear facing dormer window</p> <p>Application Number: W6/2004/1678/EM Decision: Granted Decision Date: 31 December 2004 Proposal: REAR CONSERVATORY</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input 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 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>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. In addition, two storey extensions require greater levels of sensitivity to take into regard the proximity of neighbouring properties. As a result, an offset of up to 3.7m from the rear of the original building line may be acceptable, although lesser depths may be required for properties in close proximity to their neighbours. Upper floor roof pitches should be consistent with the original design of the property where the extended roof is designed to merge with the existing roof structure.</p> <p>Following the demolition of the existing conservatory, the proposed rear extension would have a depth of approx. 4.5m from the rear of the original building. The extension would also cover the majority of the width of the house stopping approx. 1m from the shared boundary with no.22. This gap will enable the existing shared passageway between the properties to remain in use by no.24 Where single storey, the proposed rear extension would feature a flat roof with two low lanterns, which will not be visible from public areas to the front. A pair of doors and matching windows are proposed for the rear elevation. The first floor extension is relatively small and is a continuation of the existing cat slide roof feature. The additional extension would extend the cat slide feature across approx. two thirds of the rear elevation at first floor. A dormer is proposed within the new roof that would match the design and alignment of a dormer within the existing roof. The plans indicate a rendered finish which would be consistent with the existing home, however, a matching finish can be secured by condition.</p> <p>The proposed rear extension is relatively deep, however, it would appear proportionate and subordinate to the existing property and would not over dominate the rear garden of the application site.</p>
Impact on neighbours	<p>Both attached neighbours have existing extensions. The proposed extension would be adjacent to the shared boundary with no.26, however, would only overlap the rear of 26 by 2m due to the original staggered rear elevation of the properties. On the opposite side, the proposed extension is set off the boundary by approx. 1m thereby reducing the impact to no.22. The impact upon outlook to these properties is considered acceptable. In addition, the rear of the properties face north therefore, access to light is unlikely to be affected. The rear dormer at first floor would offer views similar to existing first floor windows. As a result, privacy is not unduly affected.</p>
Landscaping issues (incl. hardstandings)	None.
Any other considerations	None.
Conclusion	

Despite the depth, the proposed rear extension would appear subordinate, proportionate, in keeping with the design and appearance of the existing building and will not have a detrimental impact on the amenities and values of the property, the surrounding area or the residential amenity of adjoining occupiers. The application 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
5394-E01		Existing Plans & Elevations	29 November 2021
5394-OS2		Block Plan	29 November 2021
5394-OS2		Location Plan	29 November 2021
5394-P01	D	Proposed Plans & Elevations	21 January 2022

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

Determined By:

Mr James Homer
9 February 2022