

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/1460/EM  
**Location:** 8 Picketts Welwyn Garden City AL8 7HJ  
**Proposal:** Formation of hardstanding  
**Officer:** Ms Clare Howe

**Recommendation:** Refused

6/2019/1460/EM

<b>Context</b>			
<b>Site and Application description</b>	7 Pickett is a two storey residential property situated within Sherrards ward. The dwelling falls within the Welwyn Garden City Estate Management Scheme.  The applicant seeks consent for the extension of hard standing within the front garden and removal of 3.4m of the hedgerow on the front boundary.		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	None relevant		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	None received		
<b>Relevant Policies</b>			
<input type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input checked="" type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4 Others			
<b>Considerations</b>			
<b>Landscaping issues (incl. hardstandings)</b>	<p>Policy EM4 seeks to retain the appearance and ethos of the Garden City while accommodating the increased pressure for vehicle hard standings which has resulted from a rise in car ownership. In doing such, Policy EM4 suggests that proposals should retain as much soft “green” landscaping as possible, and not result in a detrimental loss of hedgerows which can be used to reduce the visual prominence of parked vehicles. This policy also applies to side gardens facing either open space, footpaths or roads.</p> <p>Policy EM3 is also relevant and states that works to hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area.</p> <p>The council will aim to ensure that a significant proportion, around 50 per cent unless individual circumstances indicate that this would not be appropriate, of the frontage is retained as landscaped ‘greenery’ to retain the appearance and ethos of the Garden City.</p> <p>The use of generous landscaping and hedgerows within the Garden City is</p>		

	<p>what helps the town to retain a particular and unique character. This is reflected within the Picketts, as the majority of the properties have hedgerows along the front boundary line with soft landscaping behind. The linear appearance of the hedgerows are typically only broken for footpaths leading to the front door. The houses surrounding the site, and the application site, therefore have established landscaping and vegetation which contributes to the character of the street scene.</p> <p>Within the streetscene hedgerows and soft landscaping contribute to the values and amenities of Picketts significantly. Hedgerows lining the front of residential streets are key elements of these green principles where individual homes help contribute to the area's character. The removal therefore of 3.4m of existing hedgerow and retention of only 1m of the hedgerow would be highly visible from the public vantage point of Picketts. As such, the loss of the hedgerow would be detrimental upon the values and amenities of the street scene and Garden City.</p> <p>The application also includes the removal of soft landscaping, however 55% of soft landscaping would be retained. Whilst over 50% would remain, due to the amount of the hedgerow being lost, and that the majority of the soft landscaping is set away from the public footpath with the hardstanding to the front of the site, the soft landscaping would not be highly visible. For this reason, it is considered that the proposal would be detrimental to the amenities and values of the area.</p> <p>Furthermore, the removal of 3.4m of the hedgerow along the front boundary line would be approximately 0.4m above that considered necessary to create vehicular access (3m). Likewise, the hard standing would measure 3.4m x 5m, which is above the standard car parking size of 2.4m x 4.8m. The proposed removal of the existing hedge along the front boundary and the amount of hard landscaping proposed within the front garden would involve the loss of the existing vegetation to the front of the site, making the hardstanding more prominent within the street scene.</p> <p>As such, the removal of the hedgerow on the front boundary and amount of hard standing proposed would disrupt the uniformity of landscaping within the streetscene, thus harming the character and amenities of the area, contrary to Policies EM3 and EM4 of the Estate Management Scheme.</p>
<p><b>Conclusion</b></p>	
<p>The proposed development would result in a loss of soft landscaping and removal of 3.4m of the hedgerow to the front of the dwelling, making the hardstanding appear unduly prominent within the street scene, which would adversely affect the character and appearance of the property and street scene, detrimental to the amenities and values of this part of the Garden City, contrary to Policy EM3 and EM4 of the Estate Management Scheme.</p>	

**Reason for Refusal:**

1. The proposed development would result in the loss of soft landscaping and removal of hedgerow to the front of the dwelling, making the hardstanding appear unduly prominent within the street scene, which would adversely affect the character and appearance of the property and street scene, detrimental to the amenities and values of this part of the Garden City, contrary to Policies EM3 and EM4 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
003		Proposed Floor Plan	24 June 2019
001		Location plan	24 June 2019
002		Existing Floor Plan	24 June 2019

**Determined By:**

Mrs Sarah Smith  
7 August 2019