

Appendix 2

6/2019/1490/EM

Context			
Site and Application description	<p>The application site comprises a semi- detached dwelling which forms half of a pair on a corner location on the south side of Youngs Rise at its junction with Handside Lane.</p> <p>The street scene comprises detached, semi- detached and terraced dwellings with architectural features that are common in this part of the Welwyn Garden City Conservation Area.</p> <p>The application is for the enlargement of the existing hardstanding to create permeable block paving hardstanding with alterations to the boundary treatment to include a second access and crossover.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: 6/2018/1443/EM Decision: Granted Decision Date: 22 August 2018 Proposal: Erection of two storey side and single storey rear extension, erection of conservatory including installation of rear dormer and rooflight, formation of additional crossover and extension of existing driveway</p> <p>Application Number: 6/2018/1446/HOUSE Decision: Granted Decision Date: 22 August 2018 Proposal: Erection of two storey side extension, single storey rear extension and conservatory. Installation of side window, rear dormer and rooflight.</p> <p>Application Number: 6/2018/3057/EM Decision: Withdrawn Decision Date: 11 June 2019 Proposal: Formation of driveway and crossover</p> <p>Application Number: 6/2018/3058/HOUSE Decision: Withdrawn Decision Date: 11 June 2019 Proposal: Formation of driveway and crossover</p> <p>Application Number: 6/2019/0552/EM Decision: Refused Decision Date: 01 May 2019 Proposal: Alterations to driveway</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None received.		
Consultee responses	1. Welwyn Hatfield Borough Council - Landscapes Department (verbally) – As long as the driveway does not go any closer to the tree than the existing hardstanding, no objections. 2. Herts Highways – Does not wish to restrict the grant of permission.		
Relevant Policies			
<input type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input checked="" type="checkbox"/> EM3 <input checked="" type="checkbox"/> EM4			
Considerations			
Design (form, size, scale, siting) and Character	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 so, Policy EM4 suggests that		

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<p>(impact upon amenities and values of Garden City)</p>	<p>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. It outlines that the council will aim to ensure that a significant proportion, around 50% unless individual circumstances indicate that this would not be appropriate, of the frontage is retained as landscaped greenery to retain the appeal and ethos of the Garden City.</p> <p>Policy EM3 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>While the proposal would retain more than 50% soft landscaping in the front garden of the property, the level proposed is quite considerably more than necessary to accommodate three cars – the number of cars that need to be provided for in order for the property to comply with the Council’s Parking Standards. It is therefore considered that the extent of the proposed hardstanding is excessive as it would be more than necessary to permit the parking and turning of three cars within the curtilage. The proposed hardstanding would accordingly have an unacceptable impact upon the visual amenities of the property, the street scene and this part of the Garden City.</p> <p>The creation of the second crossover to the property is contrary to the guidance contained in the Welwyn Garden City Estate Management Scheme which discourages such proposals for the harmful impact that they would have on the character and appearance of the property, the street scene and the Garden City. The proposed additional crossover would result in the loss of some hedging along the front of the property, would reduce the level of green soft landscaping in the street and would expose the increased level of hardstanding in the property’s front garden to view from the public realm, and would increase its visual prominence. Therefore, as a result of the increased width of the opening to the property’s frontage. This would further exacerbate the harm that would be caused by the changes to the hardstanding in the front garden of the property. The reduction in the amount of soft landscaping and the prominence of the hardstanding would therefore harm the character and amenities of the property, the street scene and the Garden City. The application is therefore contrary to the amenities and values of Welwyn Garden City and is contrary to Policies EM3 and EM4 of the Estate Management Scheme.</p>
<p>Impact on neighbours</p>	<p>None.</p>
<p>Landscaping issues (incl. hardstandings)</p>	<p>The proposal would reduce the amount of hardstanding around the eastern-most tree at the front of the plot (that adjacent to the proposed new vehicular access). This would be to its benefit as it would reduce the level of capping to the roots of the tree and would therefore promote greater exchange of gas between the roots and the soil, to the benefit of the tree’s health. However, the overall loss of soft landscaping in the front garden and to the property’s frontage would have an adverse impact upon the character and amenities of the property, the street scene and the Garden City. The application is therefore contrary to the amenities and values of Welwyn Garden City and is contrary to Policy EM3 of the Estate Management Scheme.</p>
<p>Any other considerations</p>	<p>None.</p>

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Conclusion
<p>The reduction in the amount of soft landscaping in the front garden and on the frontage of the property and the increase level and prominence of the hardstanding in the front garden would harm the character and amenities of the property, the street scene and the Garden City. The application is therefore contrary to the amenities and values of Welwyn Garden City and is contrary to Policies EM3 and EM4 of the Estate Management Scheme.</p>