

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

DELEGATED APPLICATION

Application No: 6/2019/2122/EM
Location: 6 Broadfield Place Welwyn Garden City AL8 6LJ
Proposal: Enlargement of driveway
Officer: Mrs Kerrie Charles

Recommendation: Refused

6/2019/2122/EM

Context			
Site and Application description	<p>No.6 Broadfield Place is a detached dwelling located in a cul-de-sac situated off Attimore Road.</p> <p>The proposal is to increase hardstanding and partially remove the front boundary hedge.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Planning</p> <p>Application Number: W6/1993/5429/EM Decision: Granted Decision Date: 18 January 1994 Proposal: Erection of single storey rear extension</p> <p>Application Number: W6/1998/5026/EM Decision: Granted Decision Date: 09 March 1998 Proposal: The erection of a first floor rear extension</p> <p>Application Number: W6/2003/0140/EM Decision: Granted Decision Date: 17 March 2003 Proposal: Erection of a single storey side extension, extension to garage and widening of hardstanding</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No responses received.		
Consultee responses	1. Highways England – has no objection 2. Hertfordshire County Council - Hertfordshire Transport Programmes &		

	Strategy has no objection.
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 (impact upon amenities and values of Garden City)	<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. Policy EM4 also 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. Policy EM3 also states that works to hedgerows will only be allowed where the works would not result in a loss of landscaping which would harm the character and amenities of the area.</p> <p>Council guidance says that the council will aim to ensure that a significant proportion of around 50 per cent of the frontage is retained as landscaped ‘greenery’ to retain the appearance and ethos of the Garden City, unless individual circumstances indicate that this would not be appropriate.</p> <p>The proposal includes part removal of front boundary hedge and the formation of hardstanding.</p> <p>By increasing the amount of hardstanding, and removing some of the remaining boundary hedge on the frontage of the site it would result in very limited soft landscaping being retained and result in an unbalanced proportion of soft and hard landscaping and although the plans show the side boundary hedges would be retained the development would cause detrimental harm to the appearance of the house frontage, the wider street and ethos of the garden city contrary to policy EM3 and EM4 of the Welwyn Garden City Estate</p>
Impact on neighbours	The proposal is not considered to have any harmful impact on any neighbouring property.
Any other considerations	N/A
Conclusion	
It is considered that the development would result in an unacceptable amount of hard landscaping, contrary to policy EM3 and EM4 which in turn would have an unacceptable impact on the appearance and ethos of the Garden City. The application is therefore recommended for refusal.	

Reasons for Refusal:

1. It is considered that the development would result in an unacceptable amount of hard landscaping, contrary to policy EM3 and EM4 which in turn would have an unacceptable impact on the appearance and ethos of the Garden City.

REFUSED DRAWING NUMBERS

2.

	Plan	Revision	Details		Received Date
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Number	Number		
Site Location		Site Location	6 September 2019
13/09/19-AT1		Existing Driveway	16 September 2019
13/09/19-AT2		Proposed Extension to Driveway	16 September 2019

Determined By:

Mr Michael Robinson
11 November 2019