

**Application Number** W6/2015/0083/EM

**Description of Development** Retention of single storey rear extension

**Recommendation** APPROVE

**Site Designation** The site lies within the Welwyn Garden City Estate Management Scheme

**Relevant history**

None

**Consultations**

None

**Neighbour representations**

None received  Object  Support

**Town / Parish representations**

None received  Object  Support

**Relevant Policies**

EM1  EM2  EM3

Others

**Main issues**

**Would the proposal be in keeping with the overall design, appearance, materials and architectural detailing of the existing property?**

Yes  No  N/A

**Comment:**

**Would the proposal have an impact on the amenities and values of the area?**

Yes  No  N/A

**Comment:** Though it would be preferred that the development had a flat roof, given the shallow pitch of the roof and having regard to the limited architectural merit of the host dwelling, it is considered that, on balance, the proposal is acceptable.

**Would the development maintain the amenity of adjoining and future occupiers? (E.g. privacy, outlook, loss of light etc.)**

Yes  No  N/A

**Comment:**

**Vehicle Hardstandings Only**

**Would the hardstanding retain an appropriate balance between hard and soft landscaping?**

Yes  No  N/A

**Comment:**

**Would only the minimum length of hedgerow required to access the hardstanding be removed?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment:**

**If not in accordance with the policy are there any other considerations which warrant a decision other than refusal**

It is noted that the applicant has not provided a side elevation of the existing development. However, as this is a retrospective application, following a site visit it was considered that, in this particular instance, there is sufficient information provided to make an informed decision.

### **Conditions**

EM01 – 1. This consent shall expire three years after the date hereof (or such other extended date as the council may agree) unless the works hereby approved shall be completed before that date.

2. 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.

3. This consent or copy hereof shall be annexed to the Conveyance.

4. 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.

5. 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 Estate Management Scheme

6. The development/works shall not be maintained other than in accordance with the approved plans and details: Maintained in accordance with plans and details: Block Plan (scale of 1:500) & Site Location Plan (scale of 1:1250) & Existing Rear Elevations & SK1 Rev. B & SK3 Rev. B & Existing Layout Floor Level Rev 1 & SK2 Rev. B & SK4 Rev. B received and dated 28 January 2015

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Council.

Signature \_\_\_\_\_

Date \_\_\_\_\_

