

Application Number 6/2015/2259/EM – 43 Brownhills, Welwyn Garden City, AL7 1RE

Description of Development: Single storey rear conservatory

The proposal seeks consent for a lean to single storey rear extension forming the full width of the main dwellinghouse measuring a depth of 3.5m, a height of 3.7m and an eaves height of 3.53m

Recommendation: Approval with conditions

Site Designation:

The site lies within the Welwyn Garden City Estate Management Scheme and Conservation Area.

Relevant History

None

Consultations

None

Neighbour representations

None received:

Town / Parish representations

Support

Relevant Policies

EM1 EM2 EM3

Others None

Main issues

The main planning issues with regard to this application are:

- Maintaining and enhancing the character and appearance of the property, the surrounding area and the amenities and values of the Welwyn Garden City. (Estate Management Policies EM1 - Extensions and Alterations.)
- the impact on the residential amenity of neighbouring properties

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

Yes No N/A

Comment:

The proposed single storey rear extension at a depth of 3.5m and a height of 3.7m lowering to an eaves height of 2.53m is of a size, scale and form that would respect the character and appearance of the dwelling to be extended and the surrounding area.

The windows to the proposed extension are considered of a satisfactory design, alignment and siting, in proportion with the amount of brickwork and in character with the existing windows to the property.

In terms of design and siting, the development is considered to be in keeping with the character and appearance of the property and within the context of the architectural design

and visual appearance of the surrounding area and is not considered to result in any additional or harmful impact on the character and appearance of the Welwyn Garden City Conservation Area.

In summary, the proposed development is considered to maintain and enhance the amenities and values of the Garden City and accords with Policy EM1 of the Estate Management Scheme.

Would the proposal have an impact on the amenity of adjoining and future occupiers of the area?

Yes No N/A

Comment:

No. 41 is sited to the west of the site and has not been extended to the rear. The west flank of the proposed single storey rear extension is to be built up to the shared boundary with no. 41 and at a depth of 3.5m and a height of 3.7m lowering to 2.53m it is not considered that the development would result in any unreasonable loss of amenity in the form of an overbearing impact, loss of light or outlook..

No. 45 is sited to the east of the application site and has no rear extensions. The proposed extension is to be built up to the shared boundary with no. 45. The rear gardens are north facing and therefore sunlight is already reduced due to the orientation of the properties. The proposed extension is considered of a depth and height that would not result in any amenity implications in the form of overbearing, loss of light or outlook and complies with the guidance contained in the Council's adopted SDG Residential Design Guide (2005).

For the reasons outlined above, the proposal is considered to have a satisfactory relationship with the adjoining properties and is in accordance with the relevant policies outlined above.

In summary, the extension would have an acceptable relationship with the adjoining and surrounding residential properties in respect of its impact on the amenity of adjoining occupiers and complies with Policy EM1 of the Estate Management Scheme.

Vehicle Hardstandings Only

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

Yes No N/A

Comment:

The development would not result in the loss of any front garden area to the property.

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:

The development does not result in any alterations to the front forecourt of the property or to the front boundary of the property.

CONCLUSION

For all the reasons considered above, the proposed development is considered to maintain and enhance the amenities and values of the Garden City and is therefore in compliance with the Estate Management Scheme.

Conditions

1. EM01 A – D.
2. The development/works shall not be started and completed other than in accordance with the deposited plans: Damien Poulter Drg Nos P01 Rev A & E01 received 5/11/15
3. Matching materials

Signature _____

Date _____