

Part I

Executive Member: Councillor S Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 12 JUNE 2018
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE

6/2018/0140/HOUSE

49 ELMWOOD, WELWYN GARDEN CITY, AL8 6LD

DEMOLITION OF EXISTING CONSERVATORY. ERECTION OF A PART TWO,
PART SINGLE STOREY REAR EXTENSION. INSERTION OF FIRST FLOOR SIDE
WINDOW. PART CONVERSION OF GARAGE WITH INSTALLATION OF
ROOFLIGHT WITHIN EXISTING ROOF AND MINOR ALTERATIONS TO
WINDOWS AND DOORS. CONSTRUCTION OF PARAPET WALLS.

APPLICANT: Mr and Mrs Madyausiku

AGENT: Mohns & Sanders

(Handside)

1 Background

1.1 As members may recall, this application was withdrawn from April's Development Management Committee due to a late representation being received once the officer's report had been published. That representation was the Legal Opinion of a barrister at Cornerstone Barristers, Greys Inn which can be summarised as;

- The officer's report focuses on policies D1 and D2, however it fails to mention policy R22 of the District Plan 2005;
- there appears to have been no input from any specialist conservation or historic building officer;
- the officer's report does not explain how it has addressed or discharged the corresponding statutory duty in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- the need for a heritage statement; and
- reference to an appeal decision for 16-18 Hall Road, St John's Wood, London.

1.2 This report has been updated in paragraphs 9.1, 10.2, 10.3, 10.4, 10.5, 10.7, 10.11, 10.16, 10.17, 10.19, 10.35, 10.36, 10.39, 10.40 and 11.1 to take account of the above representation.

2 Site Description

- 2.1 49 Elmwood is a two storey, detached dwellinghouse with attached single storey elements which accommodate the garage, utility room, and home office. A single storey conservatory is located to the rear of the existing dwelling. 49 Elmwood has off road parking set within a landscaped front garden. The rear garden is enclosed by close boarded fencing and a brick wall approximately 1.8 metres high.
- 2.2 49 Elmwood forms part of a road characterised by detached and semi-detached properties. Properties have off street car parking and the road is characterised by substantial soft landscaping, grass verges and trees. The properties and their associated garages are set with spacious gaps. The properties are designed in a varied but traditional manner. There are no parking controls on the street albeit the road is narrow. Many of the dwellings have been extended.
- 2.3 Attimore Road is similar in character and appearance to Elmwood.
- 2.4 49 Elmwood is set approximately 1.9 metres in front of the front building line of 47 Elmwood. Due to the setback of the front building line, the original built form of 47 Elmwood is set back approximately 0.5 metres behind the rear building line of 49 Elmwood. The existing rear conservatory at 49 Elmwood is located on the same rear building line as the existing single storey rear extension of 47 Elmwood.
- 2.5 24 Attimore Road is attached to 49 Elmwood through the position of the single storey garages. The single storey garages are both located on the same building line. 24 Attimore Road is set forward of the front building line of 22 Attimore Road.
- 2.6 The relationship between 49 Elmwood and 24 Attimore Road is such that the rear elevation of 24 Attimore Road faces at 90 degrees to the rear elevation of 49 Elmwood.
- 2.7 The dwellings opposite 49 Elmwood are handed and replicate the built form and setting of the dwellings on the side of the application site.

3 The Proposal

- 3.1 Planning permission is sought for the demolition of the existing conservatory and the erection of a part two and part single storey rear extension. This would create an extended kitchen/diner/living space on the ground floor and fifth bedroom and second bathroom on the first floor level.
- 3.2 The proposal also seeks to convert part of the existing garage to enlarge the downstairs bathroom and install a flat rooflight within the existing roof.
- 3.3 The proposal also seeks to raise the parapet detailing on the front elevation and insert a first floor side window to bedroom 2. Minor alterations are proposed to the windows and doors.

3.4 The current planning application has been amended to overcome concerns raised by the Local Planning Authority. These amendments are:

- Reduction in depth of two storey element by approximately 0.3 metres;
- Reduction in width of two storey element by approximately 0.5 metres;
- Removal of crown roof to two storey rear extension and replacement with hipped roof; and
- Alterations to fenestration.

4 Reason for Committee Consideration

4.1 This application is presented to the Development Management Committee as the applicant is an employee within the planning department of Welwyn Hatfield Borough Council.

5 Relevant Planning History

5.1 N6/1975/0145: Ground floor side extension– Granted 2/05/1975

5.2 W6/2005/0509/EM: Erection of a rear conservatory– Granted 16/6/2005.

5.3 N6/2005/0508/FP: Erection of a rear conservatory– Granted 16/6/2005.

6 Planning Policy

6.1 National Planning Policy Framework 2012 (NPPF)

6.2 Welwyn Hatfield District Plan 2005

6.3 Draft Local Plan Proposed Submission 2016

6.4 Supplementary Design Guidance, February 2005

6.5 Supplementary Planning Guidance, Parking Standards, January 2004

6.6 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

7 Site Designation

7.1 The site lies within the settlement of Welwyn Garden City and within the Welwyn Garden City Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

8 Representations Received

8.1 The application was advertised by means of neighbour notification letters, press notice and site notice. Two neighbour representations have been received from 24 Attimore Road and 47 Elmwood who object. The comments are:

- Heritage statement required;

- Impact on the amenities of the occupiers of 24 Attimore Road through over-dominance, an obtrusive appearance, and an unacceptable level of overlooking and privacy to rear garden and private living space caused by the scale, massing and substantial depth of the proposed two storey rear extension as well as the proximity of three new windows proposed;
- Harmful impact on the character, appearance and significance of the Conservation Area by virtue of the scale, massing and depth of the proposed two storey rear extension and parapet;
- Proposal would harm residential amenity and not complement the existing building. This is in regards to the front parapet detailing within the Conservation Area;
- Proposed rear extension is too large for the plot on which the property is standing;
- A copy of an appeal decision has also been forwarded to the Case Officer. It is considered by the neighbouring property, 24 Attimore Road and their planning consultant that the appeal decision is a material consideration in the determination of this current planning application. This is in regards to its potential to add to a sense of adding to overlooking of the adjacent property and therefore to cause further potential loss of privacy;
- Harm caused to the Conservation Area through the loss of symmetry and balance of increasing the height on one half of the parapet wall above the garage harming the amenity and degrading the Conservation Area; and
- Some issues raised are not matters that are material to the merits of the consideration of the planning application. These are the impacts on the Estate Management Scheme and therefore cannot be assessed as part of this planning application.

9 Consultations Received

- 9.1 Welwyn Hatfield Borough Council Landscape and Ecology- No objection. Comments were received as a late representative and included within the late representative sheet forwarded to Committee Members prior to April Committee.

10 Analysis

- 10.1 The main planning issues to be considered in the determination of this application are:
- 1. Quality of design and impact on character and context of the Conservation Area and visual amenity (NPPF 2012, Policies D1 and D2 of the District Plan 2005, and Supplementary Design Guidance 2005)**
 - 2. Impact on living conditions of neighbouring occupiers (NPPF 2012, Policy D1 of the District Plan 2005, and Supplementary Design Guidance 2005)**
 - 3. Car parking and highway considerations (NPPF 2012, Policies M14, and D1, Supplementary Planning Guidance Parking)**

Standards 2004 and Council's Interim Policy for Car Parking and Garage Sizes 2014)

4. Other Considerations

- i) **Landscaping**
- ii) **Heritage Impact Assessment**
- iii) **Flood Zone Surface Water 1000**
- iv) **Appeal statement**

1. Quality of design and impact on character and context of the Conservation Area and visual amenity

- 10.2 Elmwood is located within the Welwyn Garden City Conservation Area. This part of the estate is characterised by detached and semi-detached properties. The estate is characterised by substantial soft landscaping and trees. It is acknowledged that there are some examples of first floor or two storey rear extensions. These are located at: 5, 9, 21, 27, 33, 45, and 48 Elmwood and 7, 9, 60, and 80 Attimore Road. On comparison to that proposed at 49 Elmwood, the overall proportions and design approach proposed is similar, in particular to No. 45 Elmwood
- 10.3 As the application site is within the conservation area, there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising planning functions. Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;
- (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- (2) The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 [and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993].*
- (3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.*
- (4) Nothing in this section applies in relation to neighbourhood development orders.*
- 10.4 The National Planning Policy Framework 2012, (Chapter 12) and local planning policies also have a general duty to respect Conservation Areas in exercise of planning functions. In this instance, policies D1 and D2 of the District Plan are relevant, which seek to ensure a high quality of design and to ensure that development respects and relates to the overall character of the area. With regard to Policy R22, as referred to within the legal opinion received, that policy is not a saved policy and does not form part of the adopted District Plan policies. It is therefore not relevant in the assessment.

- 10.5 Whilst the above act was not specifically referred to within the previous officer's report, it is considered that the National Planning Policy Framework and District Plan policies referred to, echo and relate to the requirements and aims of the legislation.

Spacing and setting

- 10.6 The balance between the built form and its open surroundings contributes positively to the overall feeling of spaciousness in this part of the Welwyn Garden City Conservation Area. The two storey extension, which would be the most apparent, is to the rear of the application property and there would only be glimpses of this, and the single storey rear element, through the gaps between properties along Elmwood and Attimore Road. Also the site is within an urban area where extensions are not uncommon and are able to be seen through the gap between No. 24 Attimore Road and the application property. The proposed extension would therefore be viewed with these. Given the depth and overall scale of extension, together with the set in of the two storey element of the proposal, whilst there would be some glimpses, probably most notably through the gap of the application property and No. 24 Attimore Road, the perceived depth and amount would not detract unduly from the spacious and open character of this corner site and would sustain and enhance the significance of this part of the Welwyn Garden City Conservation Area.
- 10.7 The proposed increase in the height of the parapets is not considered to impact on the spaciousness of this part of the Welwyn Garden City Conservation Area.

Scale, massing and architectural detailing

- 10.8 The original two storey detached dwelling is double fronted with an attached single storey garage. It was extended in 1975 with a single storey side extension N6/1975/0145 followed by a rear conservatory in 2005 N6/2005/0508/FP.
- 10.9 Initial concerns were raised by the Local Planning Authority in regards to the scale, height, bulk and design of the proposed part two, part single storey rear extension. This resulted in amendments to the overall width and depth of the extension along with a redesign of the roof form. Those amendments are referred to in paragraph 3.4 above.
- 10.10 The proposed part two, part single storey rear extension would extend across the rear elevation of the main dwelling excluding the garage. The single storey elements have a flat roof and the first floor element a pitched roof. The architectural detailing and roof design of the proposed development reflects that used on the host building and elsewhere within the Welwyn Garden City Conservation Area and would have a positive effect.
- 10.11 Due to the breaks in the building line, combined with the overall height, mass and bulk, the proposal is considered subordinate and modest in scale and appearance to the original dwelling. It is not considered to result in cramped or overly dominant additions and would respect the form and scale of the

original dwelling. The architectural features seek to blend the extension to the host dwelling through design and materials and are a positive element of the proposal. Therefore it is considered acceptable in regards to the character and appearance of the host building and wider Welwyn Garden City Conservation Area.

- 10.12 The partial conversion of the garage is not considered to result in any additional bulk, size or massing. Therefore it is considered acceptable in regards to the character and appearance of the host building and wider Welwyn Garden City Conservation Area.
- 10.13 The proposal seeks to increase the height of the existing parapet walls to the existing single storey elements of the dwelling. Whilst this increase would exceed the height of the existing garage at 24 Attimore Road, which is attached to the garage of the application property, this is not an unusual characteristic found within the Garden City with other examples such as this at 11 The Jinnings and 7 Barleycroft Green. Nevertheless, the reason for the increase in the height of the parapet wall is to meet the minimum head height for building regulations (increased insulation). Although not ideal, the Local Planning Authority have to consider whether, at appeal, the Planning Inspector would grant planning permission to the applicant considering that the scale of development is small and the bricks would match the existing. The harm caused to the Conservation Area would be limited and therefore it is considered unreasonable to refuse planning permission based on this aspect.
- 10.14 The design of the proposed development is considered to reflect the character and appearance of the host building and wider Conservation Area. The size and design of the proposed windows are in keeping with those viewed on the host dwelling. The proposed garage doors would replicate those found within the Garden City. More modern doors are proposed on the ground floor rear elevation and flat roof lights would be introduced. However as they are not visible from Elmwood or Attimore Road are considered acceptable.
- 10.15 The materials are proposed to match those of the host dwelling which would be conditioned to be approved. No details have been provided of the rooflights. It would be expected that these were Conservation style roof lights which would be conditioned in the event of an approval.
- 10.16 Limited, and less than substantial, harm to the appearance of the conservation area, a designated heritage asset, would result from the proposed increase in height to the parapet wall.
- 10.17 The less than substantial harm identified is considered to result from the proposed alterations to the parapet. No other harm is identified as a result of any other elements of the scheme, which are found acceptable with regards to their scale, bulk, mass and overall design and architectural detailing. As well as this, a positive effect of the scheme is identified in terms of the architectural detailing, as set out in paragraphs 10.10 and 10.11 above. Accordingly given this, the overall harm of the proposed scheme to the conservation area would be neutral and on balance, to refuse the application

on this basis, is considered unreasonable and would not be able to be withheld at an appeal.

Conclusion

- 10.18 On balance, the proposed development, by virtue of the scale, height, bulk and design of proposed extensions, would be subordinate in scale to the original property. The appearance to the original dwelling and associated garage does not result in cramped or overly dominant additions which would fail to respect the form and scale of the original dwelling and associated garage. Additionally, the proposal would not result in a visually over dominant additions to the dwelling and associated garage that would fail to reflect the spacious character between properties and where applicable garages within the immediate streetscene and wider estate.
- 10.19 Accordingly the proposed development would therefore be of a good standard of design which has paid special attention to the desirability of preserving or enhancing the character or appearance of this application site and this part of the Welwyn Garden City Conservation Area. The proposal would represent a good quality of design and would comply with the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework 2012, Policies D1 and D2 of the District Plan 2005, and Supplementary Design Guidance 2005.

2. Impact on living conditions of neighbouring occupiers

Loss of privacy

- 10.20 The proposed development would not unduly impact on a loss of privacy to neighbouring properties. Two first floor side windows are proposed, one of these is labelled as obscurely glazed (ensuite). It is expected that this would also be conditioned to be non-opening below a height of 1.7 metres when measured internally from finished floor level due to its location adjacent to the most private part of the rear garden of 47 Elmwood. The other proposed window (bedroom 2) would face a blank wall. Therefore it is considered unreasonable to request this to be conditioned.
- 10.21 The other proposed first floor windows would not result in any additional loss of privacy to neighbouring properties or gardens. Although the proposed windows would be extended further into the amenity land of 49 Elmwood, these windows reflect the location of existing first floor windows with a similar outlook over the rear of neighbouring properties and garden spaces and would cause no undue loss of privacy over and above the existing situation. Additionally ground floor windows would be located below the height of the existing fence line and therefore would not result in a loss of privacy to neighbouring properties.

Loss of daylight, sunlight and outlook

- 10.22 The proposed development would result in some impact on a loss of daylight, sunlight or outlook. However it is considered that the impact would not be

detrimental to the neighbouring properties residential amenity to warrant a refusal in this regard.

- 10.23 The proposed extension alongside No 47 would be single storey and extend to two storey, although this would be set in from the boundary. The nearest ground floor window that has the potential to be affected by the extension serves a non-habitable room, a utility room as per the planning permission granted in 1996. This is a secondary room and it is not considered that there would be an unacceptable impact by way of loss of daylight, sunlight and outlook.
- 10.24 Overall, given the above, the extension would not be unduly overbearing to 47 Elmwood, while the reduced height and inset closest to the boundary of the single storey element would reduce the effects of the development. As such, there would be no unacceptable harm with regard to outlook or light to this neighbouring dwelling or its garden.
- 10.25 With regard to the impact to No. 24 Attimore Road, that property is sited at right angles to the application property and therefore the proposed extension would be visible from rear windows. However the degree of separation between the side elevation of the proposed extension and the rear windows of No. 24 are approximately 10 metres. This would also be not directly to the rear of No. 24 but at a slight angle. Subsequently, given the overall scale and height of the proposed extension and its location and distance from No. 24 means that it is considered that there would be no significant loss of light or that the extension would be unduly overbearing to the occupants of this property.
- 10.26 In regards to privacy, there are no proposed first floor side windows facing 24 Attimore Road thereby maintaining privacy. Although, there are first floor rear windows these do not result in any additional loss of privacy in comparison to the existing outlook of the rear of this property and garden space. However, the extent of the side elevation to No 49 seen from this rear-facing property and particularly its gardens would present a much larger, unrelieved extent of built development than at present. This would obscure the currently open aspect across the rear gardens of Nos 49 and its neighbours. However, this would cause no undue detrimental impact to warrant a refusal of planning permission in this regard and against a background of other similar sized two storey rear extensions and separation between properties, it is considered unreasonable to refuse planning permission based on this point.
- 10.27 The other aspects of the proposal are not considered to result in an undue loss of residential amenity neighbouring properties.
- 10.28 Accordingly, the proposal would have a satisfactory impact on the residential amenity of adjoining occupiers and would be acceptable to the provisions of the National Planning Policy Framework 2012, Policies D1 and D2 of the District Plan 2005, and Supplementary Design Guidance 2005 in this instance.

Other neighbouring properties

10.29 Neighbours which are opposite the application site have large separation distances between them. Therefore the proposal would not unduly impact on these properties.

3. Car parking and highway considerations

10.30 The application site is within Accessibility Zone 4. The car parking demand in the Parking Standards 2004 for a five bedroom dwelling in Zone 4 is 3 car parking spaces.

10.31 The proposed development seeks to part convert the existing garage. This garage space measures 1.9 metres at its widest point and 5.3 metres deep. It is not considered that it would be able to accommodate a small car. This is smaller than the council's present minimum size for a garage space. The garage space would be lost in the conversion.

10.32 From the Case Officer's site visit and the proposed block plan, the front garden comprises four off-street car parking spaces and would accommodate sufficient parking to meet the above policies. Therefore the proposed development would not have a substantially negative impact on the safety and operation of the public highway to the detriment of other vehicles and pedestrians.

10.33 The proposed car parking provision for the property is considered acceptable and no objections are raised with regard to the National Planning Policy Framework 2012, Policies M14, and D1 of the District Plan 2005, Supplementary Planning Guidance Parking Standards 2004 and Council's Interim Policy for Car Parking and Garage Sizes 2014.

4. Other Considerations

i) Landscaping

10.34 There are no changes proposed to the landscaping.

ii) Heritage Impact Assessment

10.35 A Heritage Impact Assessment is not required for this application. The national and local validation checklist requirements set out on the Council's website and specifically 'List 2' which sets out the requirements for householder planning applications such as this. A 'Heritage Statement Appraisal and/or Heritage Impact Statement' is required for all listed building consent applications and/or developments affecting Registered Park and Garden or Locally Listed Park and Garden. This does not apply to the application property. Whilst the legal opinion received outlines there is a need for a heritage assessment, it is considered that the applicant would be unjustly impacted upon if it was insisted that this was undertaken.

10.36 Additionally, the legal opinion refers to the lack of consultation of specialist conservation or historic building officer. In this case, this would be the Council's Conservation Officer. The Town and Country Planning (Development Management Procedure) Order 2015 sets out the statutory

consultations for applications and there is no requirement under this to consult a conservation officer for such proposals. The consultation that has been undertaken for this application is consistent with the majority of other applications in the Borough's conservation areas and proportionate to the proposal being considered.

iii) Flood Zone Surface Water 1000

10.37 A large area of the application site is located with Flood Zone Surface Water 1000 constraint area. It is not considered that the proposed development would adversely impact on this constraint area. Therefore it is in accordance with planning policy.

iv) Appeal statement

10.38 An appeal decision has been provided for 10 Reeves Court in Welwyn in support of this proposal, which was for the removal and replacement of part of a boundary fence with a 1.12m high glass balustrade. The Inspector found that there would be a loss of privacy to neighbouring properties. However, it is not considered that there is a like for like comparison to this proposal as that appeal site included substantial change of ground levels between neighbours, and the presence of full length doors allowing sustained vantage points resulting in loss of privacy. Therefore the appeal is not considered a direct comparison to allow the Local Planning Authority to refuse planning permission. Furthermore, every site is assessed on its own merits and as referred to above, it is considered that an adequate level of privacy would be retained for all neighbouring properties.

10.39 A further appeal decision has been provided within the submitted legal opinion for a decision at 16-18 Hall Road, St John's Wood, London. That appeal was for alterations and extensions to a dwelling. This appeal was dismissed in August 2015. The legal opinion considers that this Inspector's conclusions are relevant to this proposal in regard to the effect on the rear of properties within the Conservation Area. That Inspector concluded that; -

'views of the new rear extensions and alterations from public vantage points would be limited given their position at the back of the building. These changes would, however, be evident from the rears of nearby buildings, which also encompass the character of an area as it is experienced and appreciated by others. Irrespective, the requirement for development to preserve and enhance the character and appearance of the CA (Conservation Area) applies with equal force whether or not the proposal is prominent or available to public view'.

10.40 The appeal site in question is not a like for like comparison due to its location, constraints of the application site and proposal to allow the Local Planning Authority to refuse planning permission. There are also many other examples of similar extensions that are like for like in the locality as referred to in paragraph 10.2. Finally, every site is assessed on its own merits and as referred to above, it is considered that the requirement for the development to preserve and enhance the character and appearance of the CA (Conservation

Area) with equal force whether or not the proposal is prominent or available to public view has been assessed by the Local Planning Authority.

11 Conclusion

- 11.1 Accordingly, the proposal would sustain and enhance the character and appearance of the host dwelling and wider Welwyn Garden City Conservation Area. The proposal would not impact on the residential amenity of the adjoining occupiers. The proposal would not impact on car parking or highway implications. Other minor considerations have been considered such as landscaping. The proposal would be acceptable in terms of the provisions of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework 2012 and local planning policy.

12 Recommendation

- 12.1 It is recommended that planning permission be approved subject to the following conditions:

PRIOR TO COMMENCEMENT

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

PRIOR TO OCCUPATION

2. The proposed upper floor window (ensuite) located in a wall or roof slope forming a side elevation of the building hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

POST DEVELOPMENT

3. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
0785 01 100		Existing Plans & OS Plan	16 January 2018
0785 01 101		Existing Elevations	16 January 2018
0785 02 100	A	Proposed Plans	14 February 2018
0785 02 101	A	Proposed Elevations	14 February 2018
0785 01 115	A	Block Plan	14 February 2018

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:


1. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
2. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
4. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Louise Sahlke (Development Management)

Date: 10/5/2018

Date of Expiry: 28/05/2018



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 5AE</p>	Title: 49 Elmwood Welwyn Garden City		Scale: DNS	
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