

WELWYN HATFIELD BOROUGH COUNCIL  
ESTATE MANAGEMENT SCHEME PANEL – 08 April 2019  
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING  
AND GOVERNANCE)

6/2018/2851/EM

74 ROSEDALE, WELWYN GARDEN CITY, AL7 1DR

REPLACEMENT OF CONSERVATORY

APPLICANT: Mr Edmonds

(Welwyn East)

**1. Background**

- 1.1. This is an appeal against the refusal of Estate Management (EM) Consent for “the replacement of an existing conservatory”. The application (reference: 6/2018/2851/EM) was refused on 28 January 2019 for the following reason:

*The proposal is not reflective of the character and appearance of the dwelling and would have a detrimental impact on the amenities and values of the surrounding area and the Garden City as a whole. This conflicts with Policy EM1 of the Estate Management Scheme.*

- 1.2 The application was an amended Estate Management Application following refused application reference 6/2018/0110/EM, which was refused by the Estate Management Appeal Panel on 15 August 2018 for “a replacement of existing conservatory”.

**2. Site Description**

- 2.1. The appeal site is a detached two storey dwelling which forms part of a collection of nine properties of similar styles in the central development in Rosedale. The property has a rear conservatory that was granted Estate Management consent in 2005 (ref: W6/2005/0360/EM).

**3. The Proposal**

- 3.1. The proposal seeks consent for the replacement of the existing conservatory with a new conservatory type extension of the same size and footprint. Instead of having a glass roof, the new structure would have a mixture of contemporary grey panels combined with glass on the roof. The new frames would be white upvc with glass and brick elevations.

#### **4. Relevant Estate Management History**

- 4.1. W6/2005/0360/EM - Rear conservatory granted consent 05 May 2005
- 4.2. 6/2018/0110/EM - The replacement of an existing conservatory, refused by Estate Management Appeal Panel 15 August 2018.

#### **5. Policy**

- 5.1. Estate Management Scheme Policies (October 2008)  
EM1 – Extensions and Alterations

#### **6. Representations Received**

- 6.1. No representations have been received.

#### **7. Discussion**

- 7.1. This is an appeal against the refusal of EM consent. The appellant's letter of appeal is attached at Appendix 1, and the original officer's report for application reference 6/2018/2851/EM, is attached at Appendix 2.
- 7.2. The key issue in the determination of this appeal is the impact of the proposed conservatory on the values and amenities of the surrounding area. The impact on the residential amenity of adjoining occupiers is acceptable.
- 7.3. In recognition of the importance of Welwyn Garden City as a unique town and in order to protect the amenities and values of the Garden City, the Estate Management Scheme was set up. The purpose of the Management Scheme and its importance to homeowners is to ensure that homes and street scenes are kept in harmony with the original design and concept of the town.
- 7.4. Policy EM1 of the Estate Management Scheme (EMS) states that extensions and alterations to existing buildings will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area.
- 7.5. The appeal property is a two storey, detached dwelling located centrally within Rosedale. The property, along with nine other detached dwellings were designed with distinctive features and in similar styles in this central section of the road. Six of these nine properties have single storey extensions/conservatories. Of the six, two have flat roofs and four have conservatories.
- 7.6. Policy EM1 aims for alterations to be in keeping with the existing property and not harm the values and amenities of the area. It is therefore essential that the uniformity in appearance of dwellings is maintained; in particular those features which are visible from the street frontage.
- 7.7. In this instance, whilst there is no objection to the principle of a replacement conservatory, the refusal relates specifically to the introduction of a more solid

form of roof. In the Garden City single storey extensions are generally expected to be designed with a flat roof which would limit the impact of the development on the rear elevation and maintain a consistency with the design and appearance of single storey extensions. Generally, extensions with solid pitch roof forms are not consistent with the style of flat roofed single storey extensions which are prolific within Welwyn Garden City's Estates Management areas.

- 7.8. The quality of the architecture in this central section of nine properties has largely been maintained with flat-roof extensions or conservatory additions being a typical feature. Conservatory additions are largely acceptable with pitched or sloping roofs as their roofs consist of glass panels which are lightweight and transparent, subsequently having little contribution to the overall bulk and mass of the structure.
- 7.9. Although more glass panels have been introduced within this application, the roof will still remain to be predominantly solid and would represent a more dominating form of development to the rear of this property. The solid roof form would no longer read as lightweight and transparent within the street scene. It would become more visible, given its more solid form becoming harmful to the amenities and values of the property itself and to the wider surrounding area. The existing conservatory (and the rear of this property) is readily visible from the surrounding street given the orientation of the house and therefore causing harm to the values and amenities of the area.
- 7.10. A case has been advanced by the appellant in support of the appeal.
- 7.11. The appellant has stated that at the appeal it was discussed that a ratio of 60% solid and 40% panels would be acceptable design target. However there is no record within the minutes from the 15 August 2019 to confirm this or from any officer that attended the panel.
- 7.12. The applicant also stated that the case officer contacted them to advise that if the applicant could agree to re-position the glazed area this would be recommended for approval. The case officer would prefer glass along the valley gutter and hipped end facing the road, so visually from the road this would look all glass.
- 7.13. Unfortunately it is not possible to manufacture a roof with glazed units all along the valley gutter, we informed the case officer and asked the question as under the previous appeal the advice was to increase the glass area, there were no discussions on the position of the glass.
- 7.14. A compelling case has not been made by the appellant to demonstrate why the circumstances advanced by the occupants of this particular property, when considered in its context, should override the wider values and amenities of Rosedale.

## **8. Conclusion**

- 8.1. The proposal would fail to enhance the appearance of the existing property given its pitched roof design with a more solid roof form. The conservatory extension

would appear out of keeping with the property and the surrounding properties and form an overly dominant form to the rear of the dwelling which is unacceptable.

8.2. The proposal, by virtue of its solid pitched roof design, would not be in keeping with the character and appearance of the application property and the surrounding properties and street scene. It would fail to represent high quality design, and would be detrimental to the amenities and values of the Garden City. Accordingly, the proposal would be contrary to Policy EM1 of the Estate Management Scheme.

## **9. Recommendation**

9.1. That the Members uphold the delegated decision and dismiss the appeal.

Name of author      *Kerrie Charles 01707 357253*  
Title:                      *Development Management Officer*  
Date                        *12 March 2019*

### Background papers:

Appendix 1: Appellants grounds of appeal

Appendix 2: Original delegated officer's report



 <p><b>WELWYN HATFIELD</b></p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	<b>Title:</b> 74 Rosedale, Welwyn Garden City		<b>Scale:</b> DNS
			<b>Date:</b> 2019
	<b>Project:</b> EMAP Committee	<b>Drawing Number:</b> 6/2018/2851/EM	<b>Drawn:</b> Emma Small
© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019			