

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/3098/EM  
**Location:** 7 Homestead Lane Welwyn Garden City AL7 4LT  
**Proposal:** Erection of single storey rear extension, raising outbuilding roof level to facilitate conversion to habitable space with alterations to openings  
**Officer:** Mr James Homer

**Recommendation:** Refused

6/2019/3098/EM

<b>Context</b>			
<b>Site and Application description</b>	<p>No.7 is a two storey mid-terrace property located on the eastern side of Homestead Lane. The application site is set back from the highway behind a grass verge, pathway and relatively deep front garden. The rear garden of the property backs onto the gardens of Homestead Court.</p> <p>The application seeks Estate Management Scheme consent for raising the roof level of an existing outbuilding and the erection of a single storey rear extension to facilitate conversion into a habitable space with alterations to openings.</p>		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant history</b>	<p>Planning</p> <p>Application Number: 6/2019/3103/HOUSE    Decision:    Decision Date:          Proposal: Single storey rear extension to outbuilding and raising of its roof</p>		
<b>Notifications</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	None received.		
<b>Consultee responses</b>	None received.		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 <input type="checkbox"/> EM4 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting) and Character (impact upon</b>	Policy EM1 of the Estate Management Scheme states that extensions and alterations to existing properties 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		

<b>amenities and values of Garden City)</b>	<p>values of the surrounding area or the residential amenity of adjoining occupiers.</p> <p>The existing outbuilding is attached to the main dwelling is separate to the main dwelling and is attached to the main building by a section of roof which covers the area outside the back door and the existing side access which runs between the no.7 and no.9. The outbuilding is attached to a similar structure within the rear garden of no.9 and extends approx. 6.4m from into the garden from the rear building line of the main dwelling. The outbuilding is approx. 2.3m in height and extends approx. 2m from the boundary with no.9.</p> <p>The application proposes to erect an addition single storey extension beyond the existing rear wall of the outbuilding and raise the height of the roof of the outbuilding to match that of the proposed extension to create a habitable living space.</p> <p>The proposed extension would extend approx. 4.2m from the rear of the existing outbuilding which, when combined with the existing outbuilding would result in a rear elevation which would be in excess of 10m from the rear elevation of the main dwelling. The proposed extension would also have an approximate width of 3.3m, which is approx. 1.3m wider than the existing outbuilding, and would also be stepped in from the neighbour boundary by 0.3m creating staggered elevations. The result is a large addition that would extend more than halfway across the width of the garden. In addition, the combined length of the existing outbuilding and the proposed extension would result in a ground floor extension that would extend more than halfway down the length of the garden. The application does not give any information regarding the materials proposed for external finishes.</p> <p>The proposed extension and alterations to the outbuilding would result in a roof height of approx. 2.8m for the entire development. This is 0.5m higher than the existing outbuilding roof.</p> <p>Upon the northern elevation of the development, which faces into the garden, two single windows are proposed: one within the proposed extension and one within the existing outbuilding. An existing doorway within outbuilding is to be bricked up and a new door and window unit is proposed for the gap between the outbuilding and main dwelling house.</p> <p>The proposed extension and alterations to the outbuilding will result in an over developed rear garden which would over dominate the rear garden of the application site. The proposed rear extension, combined with the existing outbuilding, will see the rear elevation extend over 10m from the main rear of the original building line which would result in a disproportionate addition.</p>
<b>Impact on neighbours</b>	<p>The proposed developments are unlikely to impact on neighbours in terms of loss of light and privacy, however, the uneven flank wall extends beyond the exiting shared wall of the outbuildings and is considerably higher which is likely to impact upon neighbour amenity in terms of outlook from the rear of the house and garden of no.9 Homestead Lane.</p>
<b>Landscaping issues (incl. hardstandings)</b>	<p>None.</p>
<b>Any other considerations</b>	<p>None.</p>
<b>Conclusion</b>	
<p>The proposed extension and alterations to the outbuilding will result in an over development which would dominate the rear garden of the application site. The proposed rear extension, combined with</p>	

the existing outbuilding, will see the rear elevation extend over 10m from the main rear of the original building line and at its widest point, extend over halfway across the rear garden resulting in a disproportionate addition. In terms of outlook, neighbour amenity is likely to be affected due to the additional length and height of the proposal. As a result, the application fails to comply with Policy EM1 of the Estate Management Scheme.

**Reasons for Refusal:**

1. The proposed extension and alterations to the outbuilding will result in an over development which would dominate the rear garden of the application site. The proposed rear extension, combined with the existing outbuilding, will see the rear elevation extend over 10m from the main rear of the original building line and at its widest point, extend over halfway across the rear garden resulting in a disproportionate addition. In terms of outlook, neighbour amenity is likely to be affected due to the additional length and height of the proposal. As a result, the application fails to comply with Policy EM1 of the Estate Management Scheme.

**REFUSED DRAWING NUMBERS**

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
4865-OS2		Block Plan	6 December 2019
4865-OS1		Location Plan	6 December 2019
4865-P01	B	Proposed Plans and Elevations	6 December 2019
4865-E01		Existing Plans and Elevations	6 December 2019

**Determined By:**

Mr Michael Robinson  
3 February 2020