

Context			
Site and Application description	<p>No.56 Valley Road is a two storey link detached dwelling sited amongst similar type dwellings set within spacious plots and open frontages.</p> <p>The application is for a replacement garage and front door. The works have already been carried out. The original white doors with glass panels have been replaced with "slate" grey solid doors with glass panel.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Planning</p> <p>Application Number: E/1963/1916/ Decision: Granted Decision Date: 26 November 1963 Proposal: Garage and access</p> <p>Application Number: W6/2005/0174/EM Decision: Refused Decision Date: 23 March 2005 Proposal: ERECTION OF PART SINGLE AND PART TWO STOREY REAR EXTENSION AND EXTENSION TO THE FRONT PAVED AREA.</p> <p>Application Number: W6/2005/0402/EM Decision: Granted Decision Date: 26 May 2005 Proposal: ERECTION OF PART SINGLE PART TWO STOREY REAR EXTENSION</p>		
Notifications			
Neighbour representations	Support: 0	Object: 3	Other: 1
Summary of neighbour responses	<ul style="list-style-type: none"> No.55 Valley Road objects to the proposal as they would not match the existing or the style within the surrounding area. No.53 Valley Road objects to the application saying: "The doors that have been installed are no doubt fine in their place but they are definitely not in keeping with the Georgian doors and windows elsewhere in the street, or indeed with the windows in the property itself. The overall architectural effect is quite discordant" Welwyn Garden City Society, has commented saying "The Society concurs with the opinion that the distinctive design and colours of the new entrance and garage doors are inappropriate in the context of a distinctive and typical of the design of this property within the Conservation Area and fails to improve or enhance the spirit of the EMS. No.11 The Links, objects to the application "This style is completely out of keeping with this area". 		
Consultee responses	None received		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3			

Others	
Considerations	
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>Policy EM1 of the Estate Management Scheme is relevant and concerns extensions and alterations. It seeks to preserve the unique architectural heritage of the town and its buildings and only allows extensions and alterations 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 or the residential amenity of adjoining occupiers.</p> <p>The design of doors within properties within the vicinity of the site include a more traditional style with large amounts of glazing which are replicated on the garage. They have a relatively consistent appearance and design which does not detract from the overall character and appearance of the property or Valley Road</p> <p>With regard to the design of the proposed front door and replacement garage door, these would be solid grey with glass panel of modern design. It would include one thin rectangular singular glazing panel to the centre with large door handles. Its overall design and appearance, together with the change of colour and material cumulatively would introduce an inappropriate and incongruous addition to the property, which would fail to match the design and style of other front doors. It would not respect or relate to the architectural style of the property or the area and would therefore visually alter the appearance of the dwelling, and would be detrimental to the visual amenity of the street scene.</p> <p>Overall the design and appearance of the proposed doors would have a detrimental impact on the amenities and values of the property and this part of the Estate Management Area. The proposal is therefore contrary to Policy EM1 of the Estate Management Scheme.</p>
Impact on neighbours	There would be no impact to neighbouring properties.
Landscaping issues (incl. hardstandings)	N/A
Any other considerations	N/A
Conclusion	
The proposed replacement front and garage door designs would fail to maintain and enhance the amenities and values of the Garden City and therefore fails to comply with Policy EM1 of the Estate Management Scheme.	