

WELWYN HATFIELD BOROUGH COUNCIL  
ESTATE MANAGEMENT APPEALS PANEL - 13 JUNE 2019  
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING  
AND GOVERNANCE)

6/2018/2986/EM

56 VALLEY ROAD, WELWYN GARDEN CITY AL8 7DN

RETENTION OF FRONT DOOR AND DOUBLE GARAGE DOORS

APPLICANT: MRS P & MR D MOORE

## **1. Background**

- 1.1 The appeal is against the refusal of Estate Management (EM) Consent for the retention of front door and double garage doors. The application (reference: 6/2018/2986/EM) was refused on the 04 February 2019 for the following reason:

*“The design and colour of the proposed front door and garage doors would be of a poor standard of design that would be out of keeping with the overall character and appearance of the property and the street scene. Accordingly it would fail to maintain and enhance the amenities and values of the Garden City contrary to Policy EM1 of the Estate Management Scheme”.*

## **2. Site Description**

- 2.1 No.56 Valley Road is a two storey link detached dwelling sited amongst similar type dwellings set with spacious plots and open frontages.
- 2.2 Properties along Valley Road have a consistent style of fenestration and architectural detailing. The fenestration is predominately white with a small number of doors in pale pastel colours.

## **3. The Proposal**

- 3.1 The proposal is for the retention of the front door and double garage doors which are dark grey in colour and of a modern design and appearance.
- 3.2 The front door is a solid door with a side panel of glass which runs vertically down the door alongside the door handle.
- 3.3 The garage doors are two doors which each also include a vertical section of glass running vertically down the door with a door handle to the side.

## **4. Policy**

#### 4.1. Estate Management Scheme Policies (October 2008)

EM1 – Extensions and Alterations

### 5. **Representations Received**

5.1. Three representations have been received from Nos. 53, 55 and 57 Valley Road. To summarise, all three objectors wish for the decision to be withheld and express concerns relating to the design of the replacement doors and suggestions of alterations that are mentioned with the Appeal cover letter dated 27 April 2019, which include a change of colour, removal of chrome handles and adding beading to the glass panel.

### 6. **Discussion**

6.1. 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 6/2018/2986/EM, is attached at Appendix 2.

6.2. The key issue in the determination of this appeal is the impact of the proposed replacement front and garage doors on the values and amenities of the surrounding area. The impact on the residential amenity of adjoining occupiers is considered acceptable.

6.3. 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.

6.4. 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.

6.5. The proposed style, design and colour of the front door and garage doors reflect each other. The style of door found along Valley Road varies, although the predominant door style is of a more traditional style with some including Georgian glazing with the door frame painted white. Garage doors are generally solid and also painted white. However there are a variety of door colours.

6.6. The style and design of both the front and garage doors are not reflective of the more traditional style of doors found within Valley Road, which are in contrast to their more traditional appearance. The addition of the dark grey colour of these doors emphasises their incongruous style and design. Accordingly the proposals are considered to be harmful to the overall character and appearance of the property and the street scene and fail to maintain the values and amenities of this part of the Garden City.

6.7. A case has been advanced by the appellant in support of their appeal.

6.8. The appellant mentions in support of the appeal that; -

*“In the letter, it mentions that the design and colour of the doors are out of keeping with the appearance of the property and the streetscene. As mentioned in our letter dated 18<sup>th</sup> November 2018, there are many different colours and styles of front and garage doors along Valley Road and the surrounding Estate Management Area therefore we do not believe that our doors fail to maintain and enhance the amenities and values of the Garden City”.*

6.9. No evidence has been submitted to support the above claims. However, it is acknowledged that there are a variety of door colours within the vicinity of the site. Generally the design of those doors have a more traditional style and appearance where the colour is in contrast to the traditional white or pale pastel colour expected in the Garden City. It should be noted however that this development is unauthorised. Estate Management consent has not been sought or granted for this development.

6.10. The applicant also states that they have had discussions with the installers about making alterations to the doors. Details of those alterations have not been submitted. In any event, any alterations proposed would require a separate Estate Management application to be made and an assessment made in that regard.

6.11. Overall it is considered that 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 Valley and the surrounding street scene. The development proposed is contrary to the Estate Management scheme and there is no overriding justification to warrant an approval.

## **7. Conclusion**

7.1 The proposed front door and garage doors, by virtue of their design, style and colour, would not be in keeping with the overall character and appearance of the property or indeed the street scene. They appear as an incongruous addition to the street scene of the property and Valley Road and fail to maintain and enhance the amenities and values of the Garden City. Accordingly the proposal is contrary to Policy EM1 of the Estate Management Scheme.

## **8. Recommendation**

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

Name of author      *Kerrie Charles*

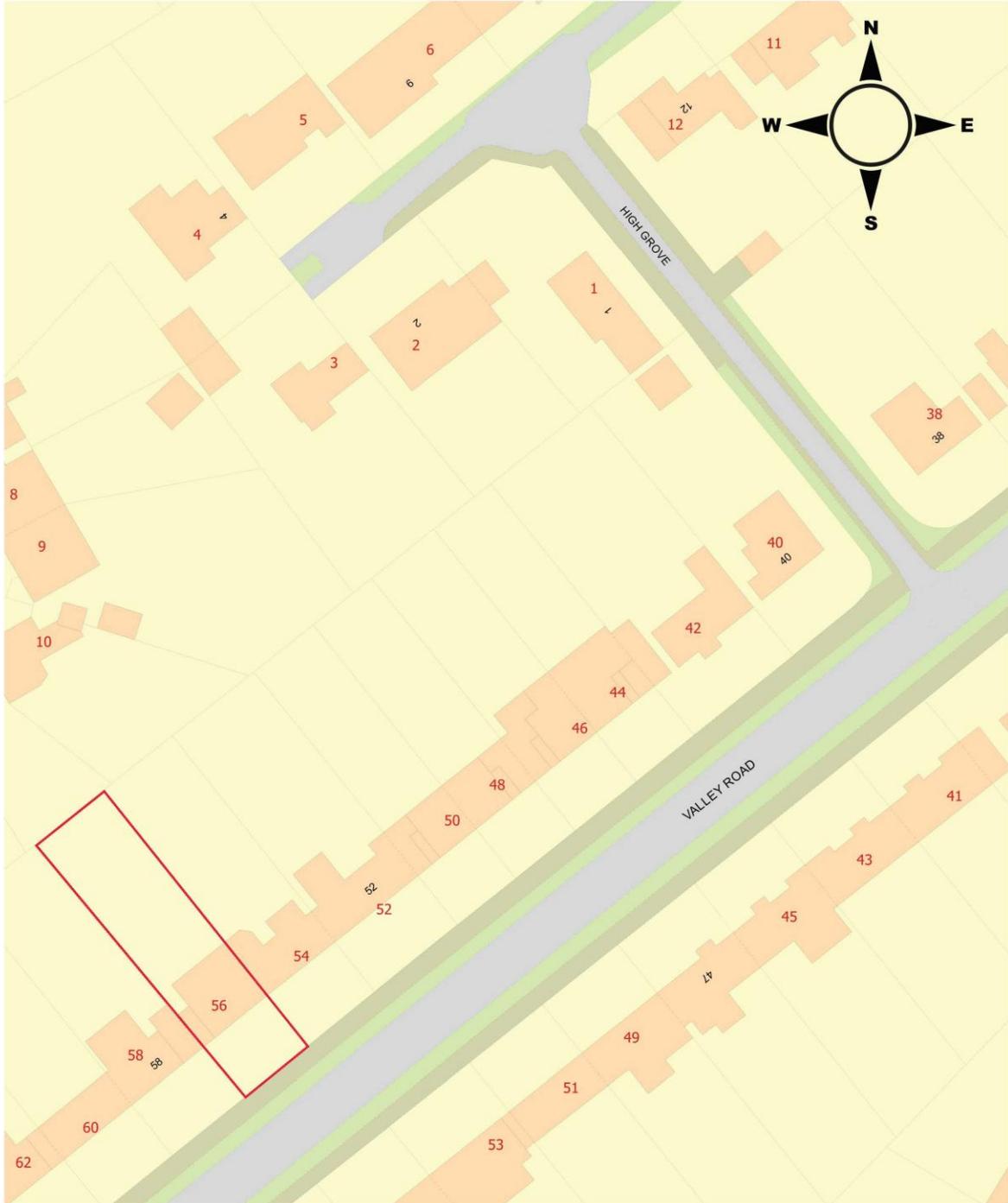
Title                      *Development Management Officer*

Date                        *9 May 2019*

Background papers:

Appendix 1: Appellant's 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, AL9 6AE</p>	Title: 56 Valley Road		Scale: DNS
			Date: 2019
	Project: EMAP Committee	Drawing Number: 6/2018/2986/EM	Drawn: Emma Small
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