

WELWYN HATFIELD BOROUGH COUNCIL
ESTATE MANAGEMENT APPEAL PANEL – 17 OCTOBER 2019
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2018/1230/EM

16 ROUNDWOOD DRIVE, WELWYN GARDEN CITY, AL8 7JZ REPLACEMENT GARAGE
DOOR

APPLICANT: MR N SOUTHEY

(Sherrards)

1 Background

- 1.1 This is an appeal against the refusal of Estate Management Consent for the replacement of the garage door at the property. The application (6/2018/1230/EM) was refused for the following reason:

'The design and colour of the garage door is out of keeping with the character and appearance of Roundwood Drive and it fails to maintain the values and amenities of the Garden City. Accordingly, the garage door is not in accordance with Policy EM1 of the Estate Management Scheme'.

2 Site Description

- 2.1 The subject property is a two storey detached dwelling house located on the southern side of Roundwood Drive, opposite its junction with Reddings. The property is a double fronted dwelling with an integral gable and is sited towards the eastern flank boundary of the plot. As well as the garage, the property has parking for two cars on its driveway.
- 2.2 The street scene comprises detached dwellings with a variety of architectural features of varying sizes in large plots.

3 The Proposal

- 3.1 The application sought retrospective Estate Management consent for the replacement of the garage door at the property. The garage doors as installed are centrally opening and are grey stained timber with black vertical handles. They match the front door at the property.

4 Relevant Estate Management History

- 4.1 Application Number: 6/2016/0473/EM Decision: Granted Decision Date:

19 July 2016

Proposal: Erection of a rear extension with internal and external alterations.

- 4.2 Application Number: 6/2017/1700/COND Decision: Granted Decision Date: 29 September 2017
Proposal: Submission of detail pursuant to condition 5 (front door details) on planning permission 6/2016/0473/EM. These approved the front door as it has been installed.

5 Policy

5.1 Estate Management Scheme Policies (October 2008):

5.2 EM1 – Extensions and Alterations

6 Discussion

- 6.1 This is an appeal against the refusal of Estate Management Consent. The appellant's letter of appeal is attached at Appendix 1 and the delegated officer's report attached at Appendix 2.
- 6.2 The key issue in the determination of this appeal is the impact the development has had on the character and appearance of Roundwood Drive and it failing to maintain the values and amenities of the Garden City.
- 6.3 The proposal is for the retrospective replacement of the garage door at the property. Policy EM1 of the Estate Management Scheme outlines 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 values of the surrounding area or the residential amenity of adjoining occupiers. Therefore, as with all applications, an assessment is made with regard to the impact of the proposal upon the street scene and the values and amenities of the surrounding area.
- 6.4 In this instance, the garage doors are a visually striking element of the building. While it is noted that the grey front door to the dwelling was approved under condition 5 of the application 6/2016/0473/EM and that the garage doors match the front door in terms of colour and design, they are not of a traditional design or appearance for the Garden City. Roundwood Drive is a fairly typical street within the Estate Management area in Welwyn Garden City with a pleasant mix of dwellings in a well-landscaped setting. The dwellings are reflective of the Garden City ethos with traditional design, materials and fenestration. The garage doors at the properties and in particular, those at the dwellings in the vicinity of the appeal site, are of a traditional appearance and are almost all white. While the garage doors at nos. 17 and 18 Roundwood Drive are of a pale green colour, the garage doors at nos. 6 – 16 and 20 – 22 (evens) and nos. 9 – 15 and nos. 19 – 25 are all white. They assist in providing a pleasant uniformity to the street scene, in keeping with the values and amenities of the Garden City.

- 6.5 However, in contrast to this, the grey garage doors at 16 Roundwood Drive are somewhat incongruous. While they do match the authorised front door at the dwelling, they are not in keeping with the overall character and feel of the street scene or this part of the Garden City. They are industrial in appearance and unbalance the property in terms of the colour and detract from the street scene. Whereas the window frames of the dwelling are white, the grey of the garage doors is somewhat drab and harms the appearance of the dwelling and the street scene. The window frames and garage doors of the surrounding properties are almost all white and are therefore of a traditional colour for the Garden City. The garage doors at 16 are not, and detract from the character of the area. While it is noted that garage doors match the authorised front door of the property, in terms of the overall impact upon the street scene, they are harmful and have had a detrimental impact. They are harmful to the values and amenities of the Garden City. The garage doors are therefore contrary to Policy EM1 of the Estate Management Scheme.
- 6.6 The appellant considers that the colour and design of the garage doors at some of the other properties in the area, and the approved colour of the front door at the appeal site, render the proposed garage doors acceptable. However, many of the doors that are referred to in the appellant's statement serve properties not in the immediate vicinity of the appeal site, but along other roads. The dwellings in the vicinity of 16 Roundwood Drive however all have white garage doors (with the exception of nos. 17 and 18 Roundwood Drive) and though they exhibit a small variation in design, their overall visual impact is largely uniform, especially when driving or walking past them without paying particular attention to them. They would appear to be of a uniform white appearance. In contrast, the fact that the garage doors at the appeal property are so contrasting to the established garage doors in the area, is such that they significantly detract from the street scene and the values and amenities of the area and the Garden City. The appellant's comments concerning the authorised colour of the front door and the garage doors being acceptable as a consequence are noted. However, the front door stands out in stark contrast to the front doors of the surrounding properties, both in terms of colour and design. The garage doors at the appeal property have exacerbated the uncharacteristic features of this dwelling which are not in keeping with the Garden City.
- 6.7 The photographs of the properties along Reddings, Sherrardspark Road and Roundwood Drive submitted by the appellant as part of their statement serve to emphasise their inappropriateness and the harm caused to the street scene by the doors of different colours. It does not appear from a search of the Council's records that the colours of these doors are authorised. They have harmed the uniformity of those roads and the values and amenities of the Garden City as a result.
- 6.8 The appellant refers to the need for planning permission for the garage doors in the appeal statement. However, the application and this appeal are concerned with the need for Estate Management consent. Estate Management consent was

refused for the reasons provided and discussed in the decision notice and this appeal statement, for the harmful impacts that they have.

- 6.9 The comments regarding the appearance of the property at the time of the application are noted. However, this did not have a bearing on the Council's consideration of the application. The comments about modernisation and progress are also noted. However, and notwithstanding the amended design of the lampposts along Roundwood Drive, the purpose of the Estate Management scheme is to protect the values and amenities of the Garden City. While there may have been small, perhaps unauthorised, alterations to a number of properties in the vicinity of the appeal site, the garage doors at 16 Roundwood Drive are rather more noticeable and visually impacting than some lesser alterations. They have had and would continue to have a significant impact upon the character and appearance of the property and the street scene and the values and amenities of the Garden City.
- 6.10 The appellant's comments that having the doors and gates in the same mid- grey colour would make the front of the house blend in with the leafy feel of Roundwood Drive, whereas brighter colours such as green or white would create a contrast and would stand out, are considered to be inaccurate. The white colour of the window frames and the garage doors of the surrounding properties is the standard colouring of those features of the properties. The grey of the garage doors does not blend in however: it is somewhat stark in contrast and significantly detracts from the area.

7 Conclusion

- 7.1 The grey garage doors at the property are out of keeping with the character and appearance of Roundwood Drive and they fail to maintain the values and amenities of the Garden City. Accordingly, the garage doors are not in accordance with Policy EM1 of the Estate Management Scheme.

8 Recommendation

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

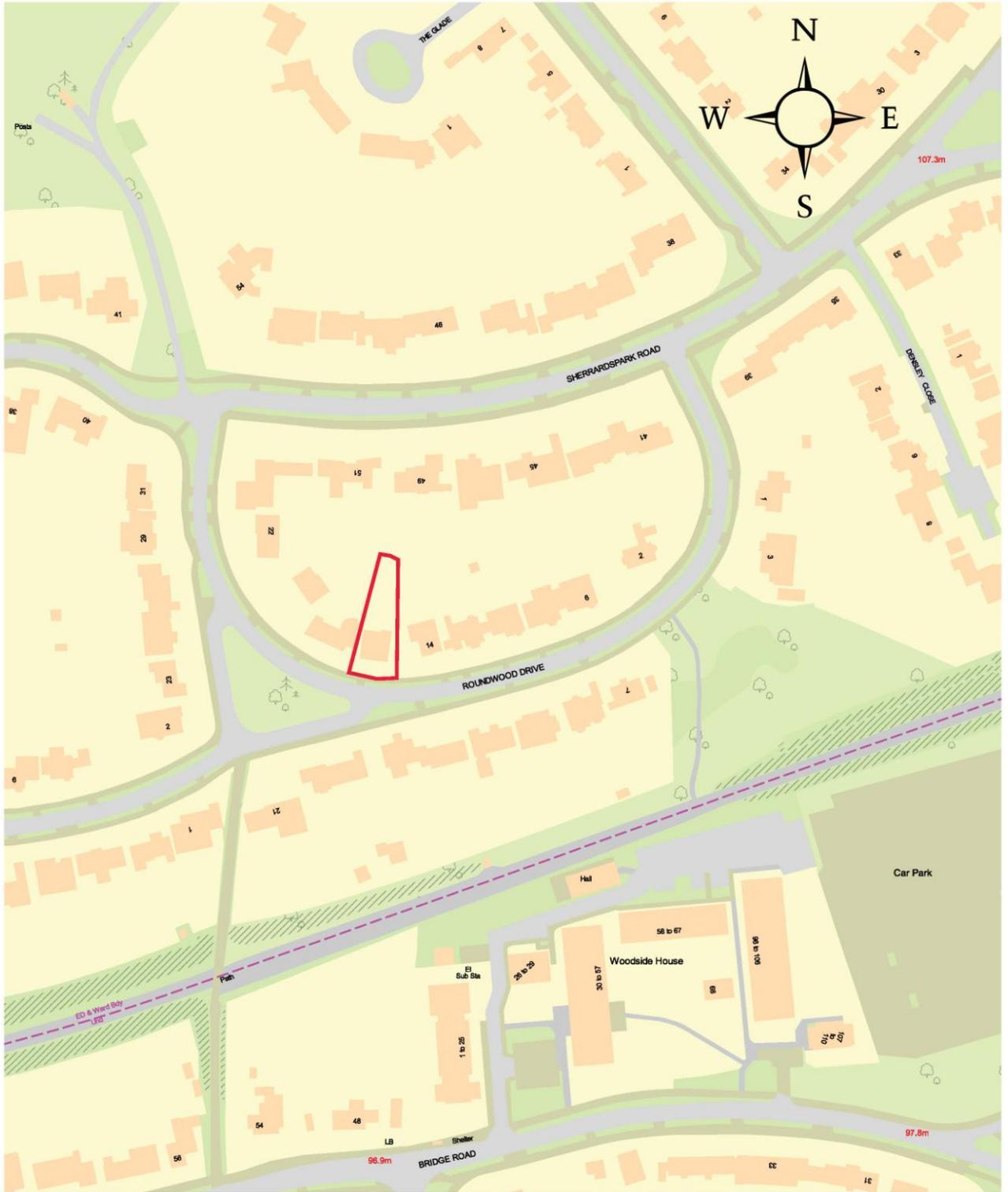
Author Tom Gabriel (Development Management)

Date: 3 September 2019

Background Information

Appendix 1: Appellant's Statement (and attachments)

Appendix 2: Officer Report



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title:		Scale:
	16 Roundwood Drive Welwyn Garden City		DNS
	Project:		Date:
	EMAP		2019
Drawing Number:		Drawn:	
6/2018/1230/EM		Baras Mast-Ingle	
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