

21 July 2019

Dear Sirs,

Estate Management Scheme Planning Application - Application No: 6/2018/1230/EM

In July 2018 the Council Estates Management Scheme refused our retrospective planning application for a new Garage door that exactly matched our front door that had been approved on a separate previously approved application.

Having given this decision much thought and consideration we would like to appeal against this decision.

The reason why the permission was applied for retrospectively was because our Architect had advised us before buying and installing the garage door that we did not need to apply for permission because it was the same make and style as the front door that had already been approved. He advised that the Council was unlikely to refuse a door which was exactly the same make, colour and style and sited directly next to a door that had already been approved.

The reason stated as to why the previous application was refused is as follows:

The design and colour of the garage door is out of keeping with the character and appearance of Roundwood Drive and fails to maintain the values and amenities of the Garden City.

Mitigating circumstances for the appeal

The mitigating circumstances for the appeal are as follows:

1. Same design as the Front Door.

Planning for the Front Door of the house was granted as part of another planning application for works to the house. As a result of the works the old up and over garage door was no longer practical and a new garage door was needed. We asked the architect if we need to request planning permission and he advised that as the garage door is exactly the same design and colour as the front door that planning would not be required. Why has planning for the garage doors been refused when the doors are exactly the same style as the front door that was granted?

2. Same style as original 1993 Garage Door

When we moved into the house in 1993 the garage door was a side hinged traditional 2 door design, and this is typical of the character and appearance of houses in Roundwood Drive. This was replaced in earlier work to the house with an up and over garage door. Why have the new garage doors been refused when they more akin in style to the original side hinged traditional 2 garage doors?

state due to the building work. The grass had been destroyed and the old red driveway was badly damaged, the overall look of the front garden was rather unkempt. The front garden has now been landscaped and a new driveway has been installed as per another planning application and the look of the front garden is very much in keeping with the appearance of Roundwood Drive and definitely maintains the values and amenities of the Garden City. It is possible that the overall poor appearance of the front garden may have influenced the opinion of the planning officer in their decision and on re-evaluation may now make a different decision.

4. Survey of Garage Doors in the immediate vicinity

We have conducted a study of the garage doors used in other houses in Roundwood Drive, Reddings and Sherrards Park Road and have enclosed this report. The garage doors in the immediate vicinity have many different colours, finishes and styles, it would be hard to argue what style would be in keeping with the character and appearance of Roundwood Drive. If one did have to decide on a style it would probably be the traditional side hinged 2 door design and several other houses (that have been modernized) have used an almost identical style of doors to the one on our planning application. Our findings with regard to garage door styles are significantly different to those stated in the Planning Officers report which did not mention the similar styles used elsewhere or the wide variety of colours and that Grey is commonly used.

5. Modernisation and Progress

The definition of the character and appearance of Roundwood Drive will have changed over time and will continue to do so. For example the lampposts in Roundwood Drive have been replaced with more modern designs and use a much brighter LED technology, the style of outside lighting, plastic guttering and soffits, the use of CCTV and security systems and style of general ironmongery on the front of houses have all changed the appearance of the road. Progress has changed this definition and will continue to do so; residents cannot be expected to keep the character and appearance entirely of the 1950's.

Replacement side gates

There are 2 side gates in the front garden one on each side of the house. These are made of wood and have become rotten, unsightly and in urgent need of replacement. In our research of the immediate vicinity there is a very wide selection of different styles and colours of side gate and no particular style that could be identified of being in keeping with the character and appearance of Roundwood Drive.

We would like to change the gates so that they match the style and colour of the front door in order to give the house a uniform and smart appearance. The gates will be almost identical to the approved front door (but narrower) please can you confirm that it would be acceptable to go ahead and change the side gates.

Please can you consider this appeal and the enclosed supplementary evidence and reconsider your decision.

Yours faithfully



Nigel Southey