

WELWYN HATFIELD BOROUGH COUNCIL
ESTATE MANAGEMENT SCHEME PANEL – 29 SEPTEMBER 2016
REPORT OF THE HEAD OF PLANNING

6/2016/0842/EM

65 VALLEY ROAD, WELWYN GARDEN CITY, AL8 7DR

REPLACEMENT OF FRONT DOOR

APPLICANT: Mr. N Wilson

(Handside)

1 Background

- 1.1 This is an appeal against the refusal of Estate Management Consent for replacement of the front door. The application (/2016/0842/EM) was refused on 15th July 2016 for the following reason:

“The proposed alteration to the colour of the front door would be detrimental to the appearance of the subject property, the surrounding streetscene and the character and appearance of Welwyn Garden City; contrary to Policy EM1 of the Welwyn Garden City Estate Management Scheme”.

2 Site Description

- 2.1 The appeal site comprises of a two storey semi detached dwelling. The property is located on the southern side of Valley Road on a large plot; close to the junction with Youngs Rise. The subject property is well set back from the road and its frontage and is enclosed by hedges.

3 The Proposal

- 3.1 The proposal is for the replacement of the existing front door. The proposed front door will utilize UPVC or composite materials and would be identical in design to that which is existing at the premises. However the colour of the replacement door will be altered to midnight blue.

4 Estate Management History

- 4.1 Application Number: 2004/1839/EM
Decision: Refused
Decision Date: 10 /03/2005
Proposal: Erection of first floor rear extension.
- 4.2 Application Number: 2002/1582/EM
Decision: Granted
Decision Date: 23 /12/2002
Proposal: Retention of store adjoining garage.

- 4.3 Application Number: 1996/5391/EM
Decision: Granted
Decision Date: 04 /03/1997
Proposal: Erection of a two storey and single storey rear extension and double garage.
- 4.4 Application Number: 1996/5073/EM
Decision: Refused
Decision Date: 05 /07/1996
Proposal: Erection of a two storey side extension and detached double garage.
- 4.5 Application Number: 1993/5186/EM
Decision: Granted
Decision Date: 28 /06/1993
Proposal: Erection of a rear conservatory.
- 4.6 Application Number: 1989/5432/EM
Decision: Granted
Decision Date: 29 /01/1990
Proposal: Vehicle crossover and hardstanding.

5 Policy

5.1 Estate Management Scheme Policies (October 2008):

EM1 – Extensions and alterations

6 Representations Received

6.1 No representations have been received.

7 Discussion

- 7.1 This is an appeal against the refusal of Estate Management Consent. The appellant has not outlined any grounds of appeal; however the request to appeal the decision is attached at Appendix 1. The original delegated report is attached at Appendix 2.
- 7.2 The key issue in the determination of this appeal is the impact the development would have on the amenities and values of the subject property, the surrounding area and Welwyn Garden City.
- 7.3 The appeal property is located on a substantial plot at the junction of Youngs Rise and Valley Road. The property is set back approximately 30 metres from the street frontage and is encircled by mature hedges which are approximately 1.5 metres in height.
- 7.4 Policy EM1 of the Estate Management Scheme (EMS) states that extensions and alterations will only be allowed where the works are in keeping with the design, appearance, materials and architectural detail used in the existing building, and would not harm the amenities and values of the area.
- 7.5 With the above mentioned policy in mind, it is considered that although the design of the new door would be in keeping with others in the locality, the proposed (midnight blue/navy) colour would not and as such the proposal

would be contrary to policy EM1 of the Estate Management Scheme as the majority of properties in the locality have front doors that are either white or pastel in colour.

- 7.6 It is acknowledged that there are examples of front doors within the vicinity of the site which do not conform to the general appearance of properties. One such example at 30 Youngs Rise is cited as an example. Like the appeal property, this house is also set back from the street frontage and is enclosed by hedges. This property also has a midnight blue front door. It should be noted however that this development is unauthorised. Estate Management Consent has not been sought or granted for this development.
- 7.7 A case has not been advanced by the appellant to support the appeal. Details are not provided regarding other doors that have had their colour changed and no estate management history exists for other properties along Valley Road.
- 7.8 Policy EM1 aims for alterations to be in keeping with the existing property and not harm the values and amenities of the area. Valley Road is a principal thoroughfare in Welwyn Garden City, it is therefore essential that the uniformity in appearance of dwellings is maintained. This approach applies to all buildings in the Estate Management Area; irrespective of their street prominence. There is a strong uniformity of colour treatment within the vicinity of the site and this positively enhances the character and appearance of the surrounding area and Welwyn Garden City in general. In this regard it is not considered that the presence of an unauthorised (non uniform front door on a nearby property) is sufficient justification for the requirements of Policy EM1 to be overridden in this instance.

8 Conclusion

- 8.1 The proposed development would, by reason of the proposed colour of the front door, fail to comply with the requirements of Policy EM1 (Extensions and Alterations) of the Welwyn Garden City Estate Management Scheme. Permitting this form of development would serve to undermine the character, appearance and values of the Estate Management Scheme and its policies.

9 Recommendation

- 9.1 That Members uphold the delegated decision to refuse Estate Management Consent and dismiss the appeal.

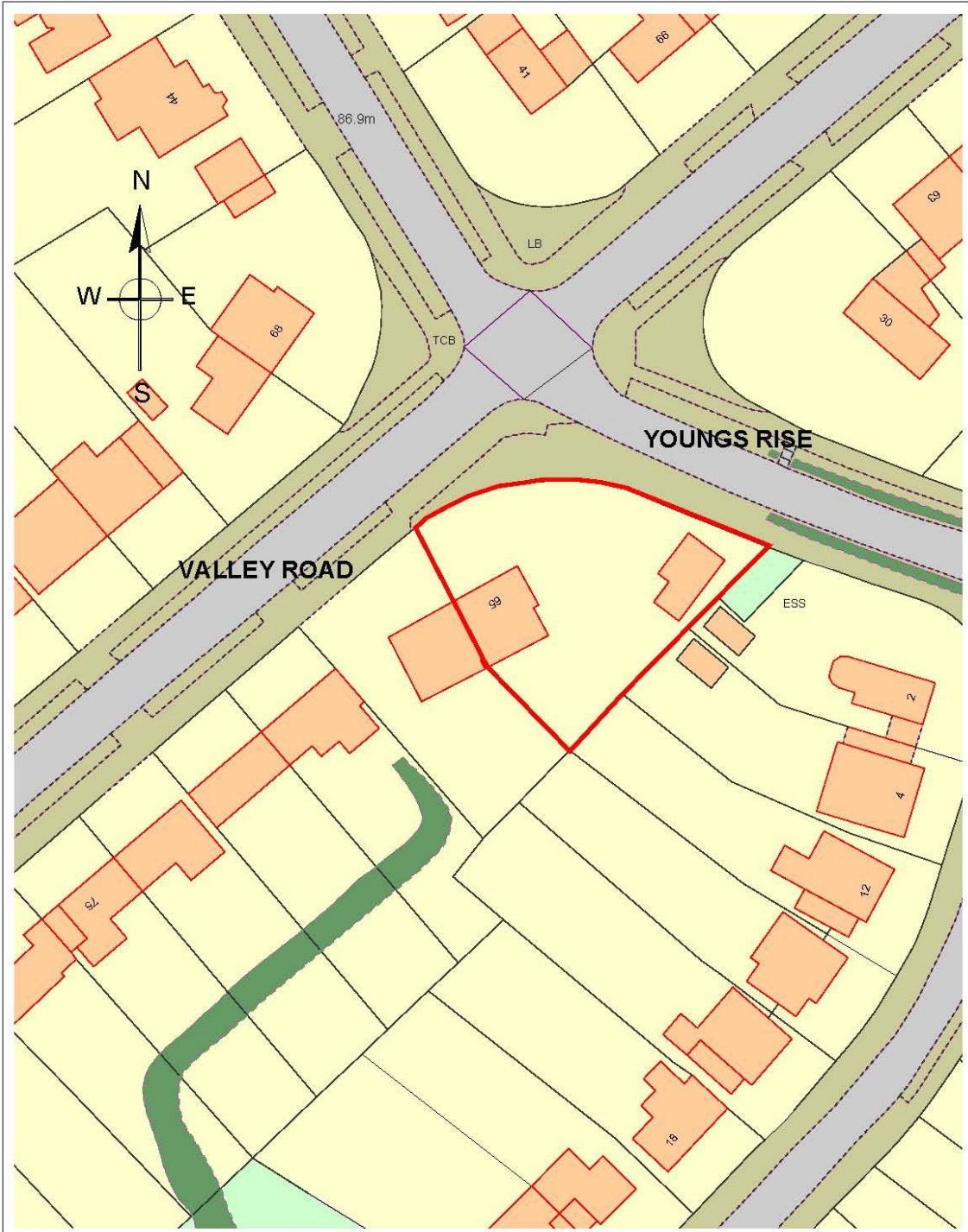
Femi Nwanze, (Strategy and Development)


Date: 8th September 2016

Background papers:

Appendix 1: Appellant's grounds of appeal

Appendix 2: Original delegated report



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE</p>	Title: 65 Valley Road, WGC		Scale: DNS
	Project: EMAP		Date: 2016
	Drawing Number: 6/2016/0842/EM		Drawn: Baras Mast-Ingle
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