

**WELWYN HATFIELD BOROUGH COUNCIL  
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

**DELEGATED APPLICATION**

**Application No:** 6/2016/0842/EM  
**Location:** 65 Valley Road, Welwyn Garden City, AL8 7DR  
**Proposal:** Replacement of front door  
**Officer:** Ms F Nwanze

**Recommendation:** Refused

6/2016/0842/EM

<b>Context</b>	
<b>Site and Application description</b>	The subject 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 enclosed by hedges.
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
<b>Relevant history</b>	<p>Application Number: 2004/1839/EM  Decision: Refused  Decision Date: 10 /03/2005  Proposal: Erection of first floor rear extension.</p> <p>Application Number: 2002/1582/EM  Decision: Granted  Decision Date: 23 /12/2002  Proposal: Retention of store adjoining garage.</p> <p>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.</p> <p>Application Number: 1996/5073/EM  Decision: Refused  Decision Date: 05 /07/1996  Proposal: Erection of a two storey side extension and detached double garage.</p> <p>Application Number: 1993/5186/EM  Decision: Granted  Decision Date: 28 /06/1993  Proposal: Erection of a rear conservatory.</p>

	Application Number: 1989/5432/EM Decision: Granted Decision Date: 29 /01/1990 Proposal: Vehicle crossover and hardstanding.		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	<ul style="list-style-type: none"> <li>No responses have been received.</li> </ul>		
<b>Consultee responses</b>	<ol style="list-style-type: none"> <li>Councillor Helen Bromley - No response.</li> <li>Councillor Fiona Thomson – No response.</li> <li>Councillor Rachel Basch – No response.</li> </ol>		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
<b>Considerations</b>			
<b>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</b>	<p>Proposal seeks to change the front door to one of an identical design with different materials (UPVC or composite) but the colour will be changed to midnight blue. The design of the proposed door is acceptable as it is broadly identical to the one that exists at the premises and in the surrounding locality. However the proposed colour change is not considered to compatible with the character and appearance of the surrounding streetscene which comprises predominately white or pastel coloured doors. The proposal would therefore be harmful to the appearance of the subject property, the surrounding streetscene and the character and appearance of Welwyn Garden City. The proposal is therefore considered to be contrary to Policy EM1 of the Welwyn Garden City Estate Management Scheme.</p>		
<b>Impact on neighbours</b>	None.		
<b>Landscaping issues (incl. hardstandings)</b>	N/A		
<b>Any other considerations</b>	<p>It is noted that No 30 Youngs Rise has a front door which is similar in colour to that which is the subject of this application however that door has not been the subject of an Estate Management Consent application and as such is unauthorised. The presence of this unauthorised door does not alter the unacceptability of the proposal which is the subject of this application.</p>		
<b>Conclusion</b>			
<p>The proposal would be detrimental to the appearance of the subject property, the surrounding streetscene and the character and appearance of Welwyn Garden City. In this regard the proposal would be contrary to Policy EM1 of the Welwyn Garden City Estate Management Scheme and it is recommended that Estate Management Consent be REFUSED.</p>			

**Reasons for Refusal:**

- 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. REFUSED DRAWING NOS:

Location Plan II & Existing and proposed elevations