

WELWYN HATFIELD BOROUGH COUNCIL
ESTATE MANAGEMENT SCHEME PANEL – 14 MARCH 2016
REPORT OF THE HEAD OF PLANNING

6/2015/2060/EM

124 SWEET BRIAR, WELWYN GARDEN CITY, AL7 3EA

REPLACEMENT OF DOORS

APPLICANT: Ms L Clement

(Howlands)

1 Background

- 1.1 This is an appeal against the refusal of Estate Management Consent for replacement doors. The application (6/2015/2060/EM) was refused on the 30th December 2015 for the following reason:

“The proposed replacement doors, by virtue of their design, would represent incongruous additions which would be to the detriment of the character and amenities of the Garden City. Accordingly, the proposal fails to retain the amenities and values of the surrounding area and does not comply with policy EM1 of the Welwyn Garden City Estate Management Scheme.”

2 Site Description

- 2.1 The appeal site contains a semi detached dwelling hosting a gable end pitched roof with red clay tiles and Georgian glazing bar UPVC windows. The windows are framed with wood painted dark red. The property hosts a single storey side addition with a front facing uPVC door with full length Georgian glazing with side window lights again full length with Georgian glazing. The front door is located on the side of the property beneath a storm porch and is uPVC with half length Georgian glazing.
- 2.2 The appeal property is located in the centre of two sets of semi-detached properties, which have a staggered frontage which faces onto Sweet Briar. The sets of semi-detached properties are of a matching, uniform appearance in terms of scale, form and design. Furthermore, the sets of semi-detached properties host matching fenestration detailing.

3 The Proposal

- 3.1 The proposal is for the replacement of the existing front and side door with two new wooden style doors. The proposed front door would be wooden painted gray with a small obscured glazing panel with a diamond shape

central design. The proposed side door would be top half glazed. The glazing would again be obscure glazed with a central diamond pattern. Beyond the diamond pattern there would be horizontal and vertical metal lines.

4 Estate Management History

4.1 W6/2004/0072/EM - Erection of rear conservatory A(G) 17/02/2004

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's letter of appeal is attached at Appendix 1 and the original delegated officer's report for application 6/2015/2060/EM, is attached at Appendix 2.

7.2 The key issue in the determination of this appeal is the impact on the amenities and values of the surrounding area. The impact on the residential amenity of adjoining occupiers is judged to be acceptable.

7.3 The appeal property is located in the centre of two sets of semi-detached properties, which have a staggered frontage facing Sweet Briar. The sets of semi-detached properties are of a matching, uniform appearance in terms of scale, form and design. Furthermore, the sets of semi-detached properties host matching fenestration detailing which provides a significant contribution to the character and appearance of the area. The design in terms of fenestration detailing is maintained to a particularly high standard, which is a key characteristic of the Garden City and of the Estate Management Scheme.

7.4 Policy EM1 of the Estate Management Scheme (EMS) refers to extensions and alterations, and 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 The officer considerations in regards to the nature of the proposed alterations in terms of being in-keeping with the design, appearance, materials and architectural detail used in the existing dwelling is well discussed within the Officer Report. It was concluded that the new doors would not be in keeping, and as a result would cause harm to the amenities and values of the area.

- 7.6 The appellant's appeal statement makes references to the Beehive Conservation Area and the applicable planning policies to preserve and enhance. This is not a planning application, and as such, reference to the Conservation Area, and policies which have specific reference to that Conservation Area status are not relevant to the Estate Management Scheme. As above, Policy EM1 aims for alterations to be in keeping with the existing property and not harm the values and amenities of the area.
- 7.7 The appellant's statement also makes reference to the lack of uniformity in terms of door design in these areas as a whole (referencing the whole of the Garden City). Policy EM1 does not state that there should be one design throughout the Garden City. It aims for alterations to be in keeping with the existing dwelling, and not harm the amenities and values of the surrounding area. This property, as described above, has a defined design, appearance and architectural detailing. The new doors would not be in keeping with these features. By virtue of the strong consistency of the immediate area, the out of character additions would harm the values and amenities of the surrounding area.
- 7.8 It is noted that the appellant has stated the "*Estate Management Scheme does encourage energy efficient measures*". This is not a factor in the determination as to whether the proposed alteration would be in-keeping with the existing dwelling or cause harm to the amenities and values of the surrounding area. The Policy does not restrict the alteration of existing doors to those which will improve insulation, reduce carbon footprint or add additional security measures to the buildings, so long as the design, appearance, materials and architectural detailing of the existing building is reflected.

8 Conclusion

- 8.1 The proposed alterations would fail to comply with the requirements of the EMS and the presence of doors to the front and side of the property which fail to reflect the design of the appeal property would fail to maintain the amenities and values of the Garden City. It therefore fails to accord with the Estate Management Scheme. Much of Welwyn Garden City consists of carefully designed and detailed architectural groups and individual buildings providing a significant contribution to the amenities and values of the area. This is of particular prominence and importance at the appeal property as the design integrity of this group of properties has been maintained to a high standard. The proposal would detract from the high standard of design of the appeal property and the two sets of semi-detached properties within its immediate setting and so the proposal would have a detrimental impact upon the amenities and values of the Garden City, contrary to Policy EM1 of the EMS.

9 Recommendation

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

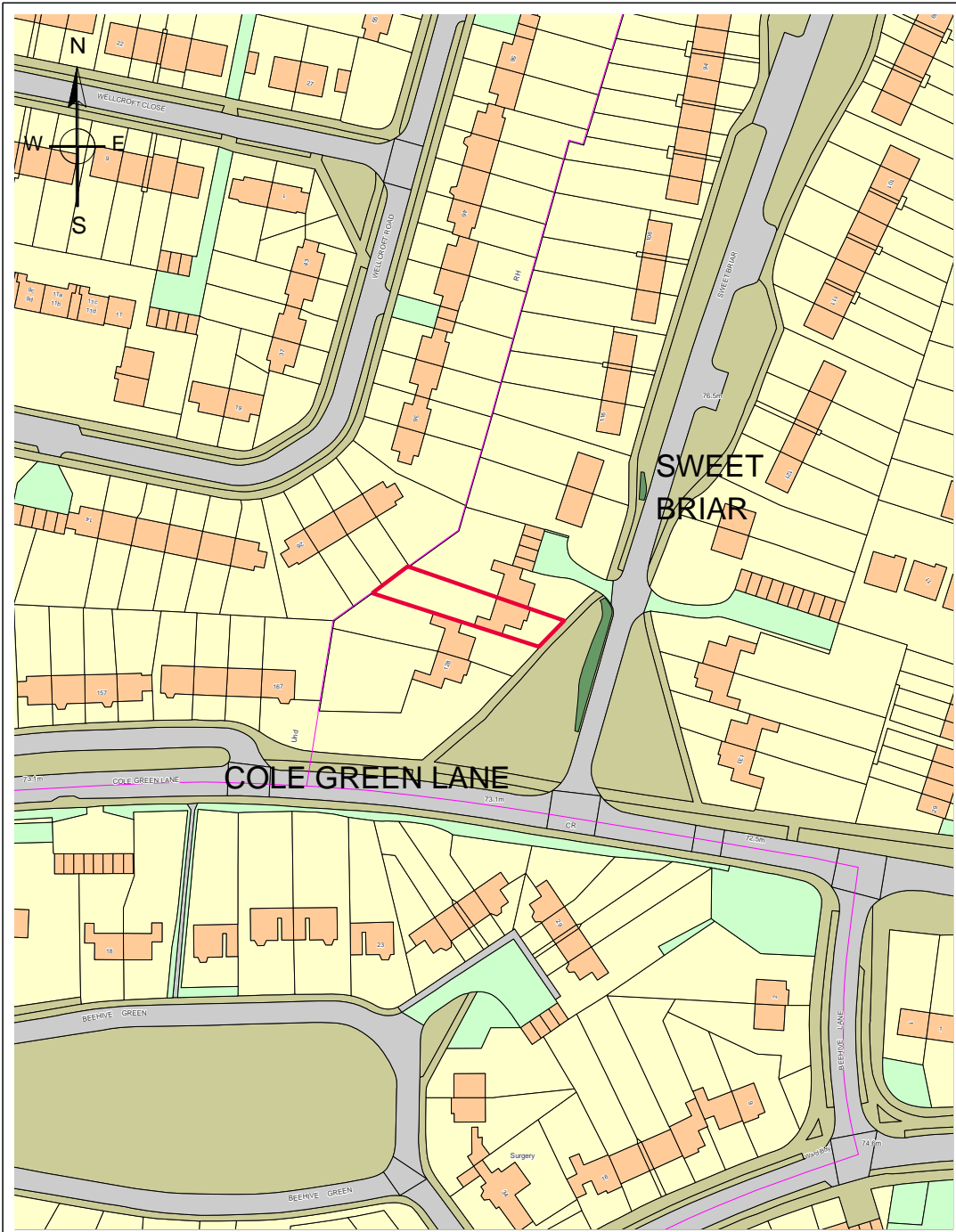
Sam Dicocco, (Strategy and Development?)

Date: 22 February 2016

Background papers:

Appendix 1: Appellants grounds of appeal

Appendix 2: Original delegated officer's report



Council Offices, The Campus,
Welwyn Garden City, Herts. AL8 6AE

Title:

124 Sweet Briar, Welwyn Garden City

Scale: DNS

Date: 2016

Project:

Estate Management Appeals Panel

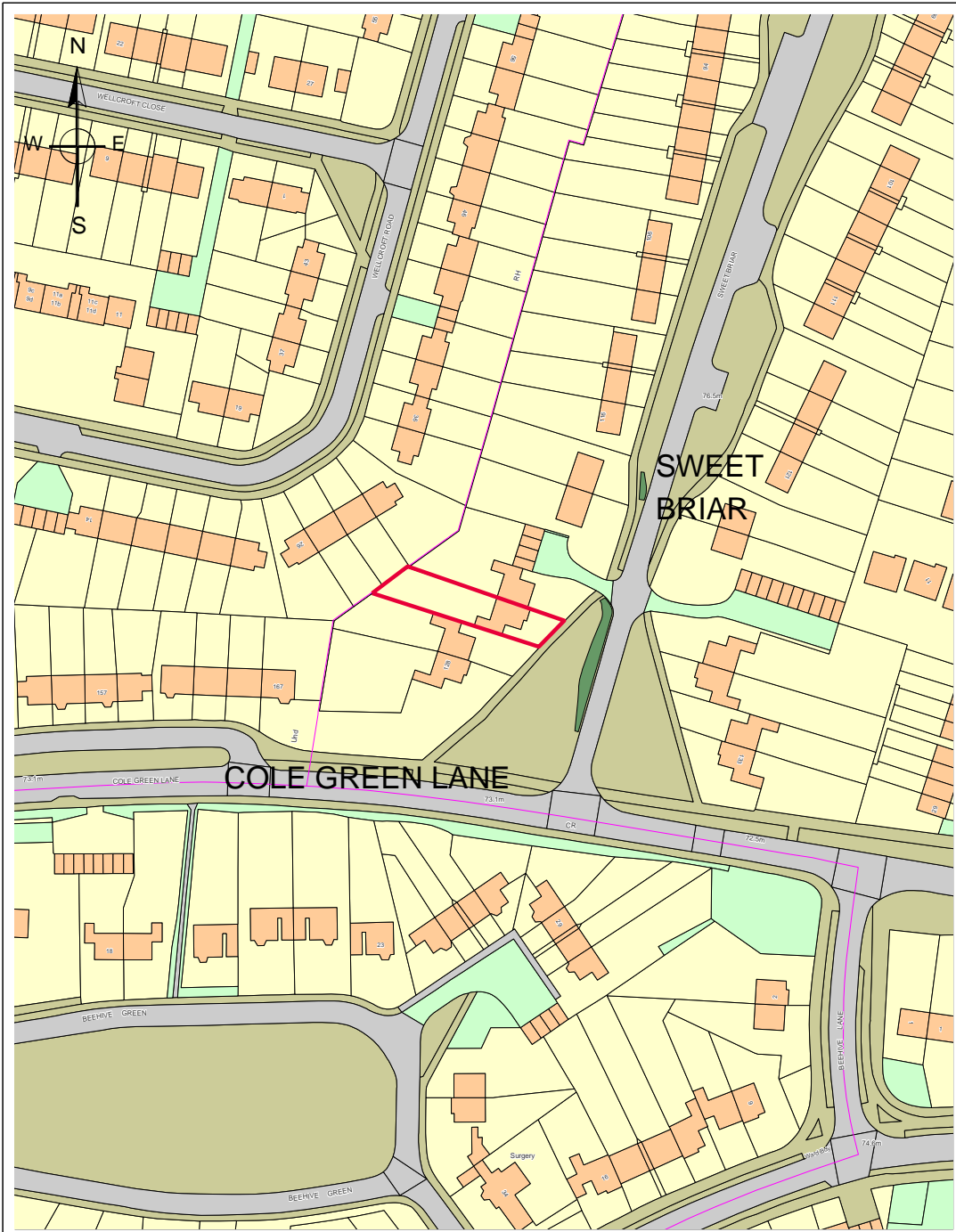
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