

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: 6/2015/2060/EM

SITE ADDRESS: 124 Sweet Briar, Welwyn Garden City, AL7 3EA

DESCRIPTION OF DEVELOPMENT: Replacement of doors

RECOMMENDATION: Refusal

1. SITE AND APPLICATION DESCRIPTION:

The 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 or burgundy. 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.

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 again be wooden with the 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.

2. SITE DESIGNATION:

The site lies within the Welwyn Garden City Estate Management Scheme.

3. RELEVANT PLANNING HISTORY:

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

4. CONSULTATIONS:

No consultations are required in the determination of this application

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town/Parish Council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Would the design be in-keeping with the existing building and not have a detrimental impact on the surrounding area or the residential amenity of the adjoining occupiers (Welwyn Garden City Estate Management Scheme Policy EM1)

8. ANALYSIS:

- a) As per the above description of the existing site and proposed doors, the doors would not be in-keeping with the existing building. The existing building and doors host Georgian glazing white UPVC fenestration detailing, and the proposed doors would be gray and black painted wood with different size, position, extent and design glazing detailing.

The immediate surrounding area consists two sets of semi-detached premises on the corner of Sweet Briar and Cole Green Lane, with character not reflective of the rest of the properties within Sweet Briar (1960's rendered) or Cole Green Lane (more modern facing brickwork properties). Directly opposite the host dwelling and neighbouring properties are sited some properties which reflect the same period and design. These premises have more varied door designs with colourful wood doors present in blue and red. Whilst these doors are out of character with the surrounding properties in terms of colour, the detailing is more reflective than those proposed in terms of glazing design. Notwithstanding this variance in door design of properties opposing the host dwelling, the immediate vicinity, i.e. the neighbouring dwelling and set of semi detached dwellings, have retained a consistent style in door and fenestration design.

The proposal include limited detail, and the labelling of the proposed photos as front and side door give little indication as to which is which, as it can be presumed the front door is located on the side elevation of the host dwelling. However, the details are considered sufficient for analysis within this report, as no additional detail is forthcoming. The existing front facing door on the ground floor side projection (side door) currently sits next to full length UPVC Georgian glazed side windows the same cumulative height as the existing and proposed door. The additional information provided suggests this would change to "toughened pattern glass", although no information has been provided regarding the pattern or design. The front door to the premises would be of a design which presents few of the features found in the rest of the host dwelling or surrounding area. The proposed doors would present incongruous additions to the street scene given the varying material and design. The design would be outside of the character and values of the Garden City.

The properties, whilst surrounded by more modern dwellings, represent the character and design found within original Garden City premises. Accordingly, they are of high value and contribute to the quality of design consistent with original Garden City properties. The proposed changes would fail to be in-keeping with the host dwelling, and fail to respect the quality of design, character and amenities of the area.

9. CONCLUSION:

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.

REFUSED DRAWING NUMBERS: 1:1250 Site Location Plan & Existing Front Door photo & Existing Side Door photo & Proposed Front Door photo & Proposed Side Door photo received and dated 27 October 2015.

INFORMATIVES:

None

Signature of author.....*Sam DiCocco*..... **Date**.....*24/12/2015*.....