

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2020/0154/EM
Location: 184 Heronswood Road Welwyn Garden City AL7 3EU
Proposal: Replacement of front door
Officer: Mr James Homer

Recommendation: Refused

6/2020/0154/EM

Context			
Site and Application description	No.184 is a two storey semi-detached house located on the western side of Heronswood Road. The property is set back from the highway behind a low hedge. The application seeks Estate Management Scheme consent for the installation of a replacement front door.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	None.		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			
EM1 EM2 EM3 EM4			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	Policy EM1 of the Estate Management Scheme states that extensions and alterations to existing properties will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The existing front door is white, with two narrow glazed panels on the top half of the door. The door frame is white and incorporates a narrow full length glazed unit positioned to the left hand side of the door.		

	<p>The proposed replacement front door would be dark grey and feature 4 glazed panes down the right hand side of the door. A letter box is at the bottom of the door with a standard door handle located toward the centre of the left hand side. The door frame and incorporated glazing to the left would remain white.</p> <p>Within this area of Heronswood Road, the majority of front doors are white and of a simple design and, where not white, are of a more traditional design and colour. As a result, the proposed front door would appear too modern and out of keeping within the neighbourhood.</p>
Impact on neighbours	None.
Landscaping issues (incl. hardstandings)	None.
Any other considerations	None.
Conclusion	
<p>Within this area of Heronswood Road, the majority of front doors are white and of a simple design and, where not white, are of a more traditional design and colour. As a result, the proposed front door would appear too modern and out of keeping within the neighbourhood, and therefore the application would fail to comply with Policy EM1 of the Estate Management Scheme.</p>	

Reasons for Refusal:

1. By virtue of the design and colour, the proposed front door would appear too modern and out of keeping within the neighbourhood, and therefore the application would fail to comply with Policy EM1 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
Location Plan		Location Plan	22 January 2020
Drawing 2		Proposed Elevation	28 January 2020
Drawing 1		Existing Elevation	28 January 2020

Determined By:

Mr James Homer
23 March 2020