

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2023/0876/EM
Location: 1 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: Replacement on like for like basis of original wooden side opening garage doors with new steel side opening white garage doors
Officer: Mr James Homer

Recommendation: Granted

6/2023/0876/EM

Context			
Site and Application description	<p>No.1 is a two-storey detached property located upon the eastern side of Roundwood Drive. The property benefits from off street parking leading to an integrated garage.</p> <p>The application seeks Estate Management Scheme consent to remove the existing garage doors and install metal replacements.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Application Number: W6/2004/1241/EM Decision: Granted Decision Date: 15 September 2004 Proposal: RESURFACING AND INCREASE TO AREA OF HARDSURFACING Application Number: 6/2019/0836/EM Decision: Granted Decision Date: 29 May 2019 Proposal: Erection of a single storey rear extension Application Number: 6/2019/1428/EM Decision: Granted Decision Date: 31 July 2019 Proposal: Erection of a single storey rear extension</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and	Alterations to an existing property is covered by Policy EM1 of the Estate Management Scheme which states that an alteration 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		

values of Garden City)	adjoining occupiers. The existing garage doors are wooden and have started to deteriorate. The application proposes their removal and replacement with steel doors painted white. The proposed replacement doors would be a slightly different design with however, it is considered that they are in keeping with the appearance of the property and would not harm the character of the street scene.
Impact on neighbours	None.
Landscaping issues (incl. hardstandings)	None proposed.
Any other considerations	None.
Conclusion	
The proposed replacement doors will be in keeping with the design and appearance of the existing building and will not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application complies with Policy EM1 of the Estate Management Scheme.	

Conditions:

1. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Welwyn Garden City Estate Management Scheme only.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

DRAWING NUMBERS

5. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
		location plan	25 April 2023
		Proposed doors	13 June 2023

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Informatives:

1. If your property is long leasehold, or was previously owned by the Council, there may be covenants contained within your conveyance. This is unrelated to the Estate Management Scheme and you may require additional consent before carrying out any works. It is recommended that you contact estatesteam@welhat.gov.uk to clarify the position.

Determined By:

Mr James Homer
13 June 2023