WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	**W6/2008/1962/EM**

NOTATION:
The site lies within the settlement of Welwyn Garden City and within the Central Welwyn Garden City Conservation Area as designated in the Welwyn Hatfield District Plan 2005. The site lies within the control of the Estate Management Scheme.

DESCRIPTION OF SITE:
4 Ashley Close is a detached two storey dwelling. The property is an individually designed dwelling and is part of a small group of properties that encircle the cul-de-sac of Ashley Close which is accessed from Woodland Rise. The dwelling is finished in red brick with a plain tile roof and occupies a well proportioned plot with houses adjoining the side and rear boundaries. The properties within the street scene are all individual in character.

DESCRIPTION OF PROPOSAL:
The proposal is seeking consent to replace the ground floor windows at the front and rear elevations of the dwelling and a rear door. The rear windows to be replaced will include the dining room, study room and the Crittal framed door that accesses the dining room. The replacement windows to the front of the dwelling will serve the sitting room**.** The applicant is seeking to replace the single glazed glass for double glazing to enhance the energy efficiency of the dwelling. The materials to be used for the window frames will be soft wood and the Crittal framed rear door will be replaced for a soft wood framed door.

HISTORY:
W6/2003/1138/EM – Erection of two storey rear extension and new dormer window; removal of chimney; alterations to ground floor window in North West elevation – September 2003

N6/2003/1133/FP - Erection of two storey rear extension and new dormer window – September 2003

SUMMARY OF POLICIES:
Estate Management Scheme (Leasehold Reform Act 1967)

EM1 – Extensions and Alterations

CONSULTATIONS
None

TOWN/PARISH COUNCIL COMMENTS
None

REPRESENTATIONS

None. Period expired. 5th November 2008

DISCUSSION: The main issues are:

1. **Maintain and enhance the property and the surrounding area**

2. **Impact on Neighbouring Amenities**

3. **Other Material Considerations**

1. The properties within Ashley Close are individually designed with different types of fenestration to match the buildings character and appearance. The proposed window replacements will be appropriately designed and will match like for like adequately in terms of design, scale and proportions to the existing fenestration. The mullions and transoms within the window design will be slightly larger to accommodate the double glazed windows. However, the slight increase in size of the mullions and transoms would not be detrimental to the appearance of the other properties within Ashley Close due to the individual characteristics of the properties and fenestration. The replacement windows would retain the balance and symmetry to the front and rear elevations and as such it would be considered to relate to the existing building's character and appearance and would not be detrimental to the surrounding area.

The applicant has proposed to replace the rear Crittal framed door with a soft wood framed door with the same design characteristics. The applicant however has also inquired whether it would be possible to replace the existing door for a plain glazed door to be more in-keeping with the replacement rear windows. This would be considered acceptable as the door would maintain and enhance the overall appearance of the rear fenestration.

2. The proposed ground floor windows and rear door to be replaced would be placed within the front and rear elevation and therefore have views towards the street scene and rear garden. Therefore, the proposed windows and rear door would not have any detrimental impact on neighbouring amenities.

3. None

CONCLUSION:
The proposed windows and rear door have been appropriately designed to match the existing characteristics on the building like for like and would be considered not to have any detrimental impact on the character and appearance of the property, the surrounding area or the neighbouring residential amenities. Therefore, the replacement windows and rear door would not have any adverse impact on the amenities and values within this area.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1-5. EMO1a

6.C.13.1: Development in accordance with approved plans/details: 1:1000 Site Location Plan & Existing Site Plan & Sheet 1 existing frame details and existing front windows & Sheet 2 existing rear dining room windows and study windows & Sheet 3

details of internal dining room window frames and internal study window frames & Sheet 4 existing dimensions of internal “finned” window frames, received and dated 14 October 2008 & Sheet 1 proposed front windows dimensions & Sheet 2 proposed study windows dimensions & Sheet 3 Proposed rear dining room windows and rear door dimensions & Sheet 4 proposed dining room side window & A4 photos of front and rear fenestration, received and dated 14 November 2008.

7. The detailing and other external decorations of the windows approved shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:
It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

INFORMATIVES:
None

Signature of author…… Date……..