

Application Number 6/2015/1989/EM

Description of Development Replacement front door and side door from UPVC to composite design

Recommendation APPROVE WITH CONDITIONS

Site Designation The site lies within the Welwyn Garden City Estate Management Scheme

Relevant history

W6/2015/1274/EM – Installation of a detached timber garden room – Granted 11th August 2015

W6/2014/2017/EM – Erection of single storey and two storey rear extension – Granted 7th November 2014

W6/2013/1556/EM – Erection of single storey and two storey rear extensions – Granted 30th August 2013

W6/2003/0627/EM – Replacement Conservatory – Granted 9th June 2003

Consultations

None

Neighbour representations

None received Object Support

Town / Parish representations

None received Object Support

Relevant Policies

EM1 EM2 EM3

Others

Main issues

Would the proposal be in keeping with the overall design, appearance, materials and architectural detailing of the existing property?

Yes No N/A

Comment: The proposal seeks a new front door and a side door which would complement the front door. It should be noted that the side door opening has permission via a previous Estate Management application ref. W6/2014/2017/EM. The proposed front door would replace an existing white UPVC door. The proposed doors would be made from composite UPVC, and would be in Chartwell Green. The front door would feature a glazed area with a design, whilst the side door would appear with Georgian style glazing.

There are many examples of various doors within Brockwood Lane and the surrounding Estate Management area which differ in terms of colours, style and

design. It is therefore considered that the proposal, by virtue of its detailed design would maintain and enhance the amenities and values of the Garden City and is therefore in compliance with EM1 of the Estate Management Scheme.

Would the proposal have an impact on the amenities and values of the area?

Yes No N/A

Comment: See above

Would the development maintain the amenity of adjoining and future occupiers? (E.g. privacy, outlook, loss of light etc.)

Yes No N/A

Comment:

Vehicle Hardstandings Only

Would the hardstanding retain an appropriate balance between hard and soft landscaping?

Yes No N/A

Comment:

Would only the minimum length of hedgerow required to access the hardstanding be removed? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment:

If not in accordance with the policy are there any other considerations which warrant a decision other than refusal

None

Conditions

1-4 – EM01

6. 30.1 - The development/works shall not be started and completed other than in accordance with the approved plans and details: 2985-OS1 & Composite UPVC 'Chartwell Green' front and side door designs received and dated 10th September 2015

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Council.

Signature _____

Date _____