

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/2694/EM
Location: 7 Densley Close Welwyn Garden City AL8 7JX
Proposal: Replacement of existing garage doors.
Officer: Mr S Dicocco

Recommendation: Granted

Context	
Site and Application description	<p>The site lies towards the rear of Densley Close on the east side. The site contains a large two storey dwelling with living space accommodated within the pitched, gable sided roof. The property has recently gained approval for various additions including 2No. first floor side extensions. The dwelling hosts an attached garage which runs along the north boundary of the site and projects towards the highway.</p> <p>The proposal is for the installation of a new garage door. The garage door would be midrib horizontal doors in Golden Oak colour.</p>
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant history	<p>Application Number: W6/1991/5346/EM Decision: Granted Decision Date: 14 October 1991 Proposal: Single storey side extension and conservatory</p> <p>Application Number: W6/1998/5403/EM Decision: Granted Decision Date: 09 November 1998 Proposal: Re-siting of existing boundary hedge</p> <p>Application Number: W6/1999/5039/EM Decision: Granted Decision Date: 04 May 1999 Proposal: Extend existing crossover and hardstanding</p> <p>Application Number: W6/2013/1279/EM Decision: Refused Decision Date: 21 August 2013 Proposal: Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level</p> <p>Application Number: W6/2013/2246/EM Decision: Granted Decision Date: 19 December 2013 Proposal: Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level</p> <p>Application Number: W6/2014/0540/EM Decision: Granted Decision Date: 09 May 2014 Proposal: Hot Tub enclosure</p> <p>Application Number: W6/2014/0588/EM Decision: Refused Decision</p>

	<p>Date: 12 May 2014 Proposal: Erection of 2x two storey side extensions</p> <p>Application Number: W6/2014/1308/EM Decision: Granted Decision Date: 06 February 2015 Proposal: Erection of 2 first floor side extensions</p> <p>Application Number: 6/2016/1425/EM Decision: Granted Decision Date: 30 August 2016 Proposal: Retrospective application for the amendments to existing and proposed window and door openings</p> <p>Application Number: 6/2016/2514/EM Decision: Granted Decision Date: 19 January 2017 Proposal: Enclosure of existing covered area to rear of property with installation of bi-folding doors</p>		
Consultations			
Neighbour responses	Support: 0	Object: 2	Other: 0
Summary of neighbour responses	<p>Comment: Whilst I don't object to the doors being replaced, golden oak is not in keeping with the road or Sherrardspark area where all the garage doors are white. Therefore I believe the replacement garage doors at number 7 should also be white.</p> <p>Comment: I do not feel that doors of this nature fit in with the other garage doors in the Close, which are principally white.</p> <p>You will know that my neighbour then living at No.1 had to change the colour of his doors from brown to white in order to meet planning guidelines, and I think these doors fall into the same category.</p>		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Does the design (form, size, scale, siting) and character (appearance within the streetscene) maintain and/or enhance the amenities and values of the area?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <p>Comment (if required): Policy EM1 aims to ensure that alterations to dwellings are in-keeping with the design, appearance, materials and architectural detailing used in the existing building, thereby maintaining the values and amenities of the surrounding area. In order to properly assess harm, the values and amenities of the area must be properly established. Additionally, some assessment must be made to the contribution to the values and amenities of the area the pre-development circumstances of the dwelling.</p> <p>Densley Close hosts detached two storey dwellings of differing designs, notwithstanding the use of a matching palette of materials. In regards to the materials, there is consistency in terms of exposed brickwork, tiles and window design and colour. In terms of doors, the dwellings vary in terms of colour and design. Within the street, the majority of the garage doors are white, of varying designs, albeit with two dwellings hosting wooden garage doors with dark varnish.</p> <p>Turning to the host dwelling, with specific reference to the alterations applied for within this application, it is not felt that the dwelling has a significant contribution to the values and amenities of the area. The pre-existing garage door was wooden in material, with a dark varnish finish hosting two small windows. The front door of the property is again wooden in material, with a lighter, golden (albeit worn) colour. Accordingly, in terms of consistency of materials and design, the host dwelling</p>			

already differs from the prevailing garage door colours in the Close.

Due to the garage projecting towards the street along the north boundary of the site, the garage door is in a prominent location within the Close. Notwithstanding this consideration, the street is a Close, and is access only. While the garage door would be prominent within the Close, it would not be a prominent feature within the wider area and the replacement door is similar in colour to the ones being replaced and so in regards to the contribution of the existing garage door to the values and amenities of the area result in this replacement having a largely neutral weight in the balance of considerations.

For these reasons, it is not considered that the proposed alteration would have a detrimental impact on the values and amenities of the surrounding area.

Does the development minimise impact on neighbours?

Yes No N/A

Comment (if required):

Vehicle Hardstandings Only. Sections (a) and (b) completed only if hardstanding proposed
(a) Would the hardstanding retain an appropriate balance between hard and soft landscaping?

Yes No N/A

Comment (if required):

(b) 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 required):

Any other considerations

The neighbour objections received have been noted and the key discussion point of white garage doors has been discussed above. It is noted that, in conjunction with the implementation of an estate management application dating back to 2002, No.1 Rollswood did opt to paint their main entrance door white in response to letters sent from an enforcement officer. It is important to note that the painting solution was not put forward by the enforcement officer, however was accepted as a solution to the concern. There is no readily available evidence of the circumstances of the immediate area at that point in time, or the contribution of the door which was replaced to the values and amenities of the area as assessed above. Accordingly, given the time that has lapsed between these interactions and the lack of information as to the circumstances of the site and area at the time, little weight is afforded to this consideration. Every application should be considered on its own merits and circumstances.

Conclusion

The proposed garage doors, while not in-keeping with the predominant appearance, design and materials of the existing dwelling, would reflect the existing front door of the property and as the pre-existing garage door was dark timber stained it is not felt that the change would have a detrimental impact on the values and amenities of the surrounding area. Additionally, the alteration would not cause harm to the living conditions of the occupiers of adjoining premises. Accordingly, it is considered that the garage door would comply with the over-arching purpose of Policy EM1 of the Welwyn Garden City 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 Management Scheme/Conveyance or Leasehold Covenants.

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

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

Photographs headed 'Replacement of Existing Garage Doors' confirming the proposed doors are midrib horizontal doors in Golden Oak manufactured by Ryterna.

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

DRAWING NUMBERS

6. 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
4025-OS2		Block Plan	20 December 2016
4025-P02		Proposed Floor Plans & Elevations	20 December 2016
4025-E01		Existing Plans & Elevations	20 December 2016
4025-OS1		Location Plan	20 December 2016

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

Determined By:

Mr M Robinson
13 February 2017