

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

DELEGATED APPLICATION

Application No: 6/2017/0370/EM
Location: 32 Brockwood Lane Welwyn Garden City AL8 7BG
Proposal: Replacement of windows and front door
Officer: Mrs S Madyausiku

Recommendation: Granted

6/2017/0370/EM

Context			
Site and Application description	<p>The site is located on the north side of Brockwood Lane. The property is a white rendered, two storey semi-detached dwelling.</p> <p>Estate Management consent is sought for the installation of white Upvc windows in the five existing window openings on the front elevation and the installation of white Upvc windows in the six existing windows openings on the rear elevation. In addition, it is proposed to replace the existing non-original blue front door with a light green coloured front door.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	None		
Consultations			
Neighbour responses	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if required): There are other Upvc windows in close proximity of the site. The glazing pattern would remain similar to the existing pattern of glazing. The proposed windows are considered to respect to the character and appearance of the property and would be in keeping with the amenities and values of the garden city.			
<p>The proposed front door would replace an existing non-original bright blue coloured Upvc door, predominately solid but with a small glass pane. The proposed door would be made from composite Upvc, and would be in light green. It would feature a glazed area in its top section and would be of</p>			

solid material in the bottom section.

There are examples of various door styles and colours within Brockswood Lane, some have consent although others, including the current door at the application site do not have consent. Nevertheless, the character of doors in this locality is not predominately typical Georgian white style front doors. The proposed design would feature two glazed panes which respects other designs found within the garden city. In relation to the proposed colour, the shade of green proposed would be a light green. Given the existing door is bright blue, the replacement for a softer colour would be more subtle and respectful of the existing property. On this basis, the proposed door would not be harmful to the amenities and values of the garden city, in accordance with Policy EM1.

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

Comment (if required): N/A

(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

N/A

Conclusion

The proposal would be in keeping with the design, appearance and architectural detailing of the existing dwelling and would not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The proposed development is therefore in accordance 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 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 windows hereby permitted shall not be any colour other than white. The front door shall not be any colour other than light green as shown on the details and specifications received by the Council 28 February 2017.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and Policy EM1.

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
I		Location Plan	28 February 2017
Window and door specification		Window and door specification	28 February 2017

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

Determined By:

Mrs S Smith
3 May 2017