

95 Uplands, WGC, Estate Management Scheme Decision Appeal

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Appeals Committee (Welwyn Garden City Estate Management Scheme)  
Welwyn Hatfield Borough Council  
Council Offices  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

Dear Sirs

**Appeal against decision: 95 Uplands, Enclosed Porch, Reference 6/2018/1735/EM**

I write to appeal the decision made in respect of the above application.

The above refusal followed a refusal of my first application which included a proposal to construct a uPVC porch. I sought advice from the Case Officer who suggested that a porch, constructed in matching brick, may be more appropriate for the setting. I therefore redesigned the porch to a brick structure including small side windows and a new secure front door all in keeping with the Garden City design principles (Georgian barred windows etc).

Fundamentally the reason for refusal, as clearly set out in the decision notice, is because this is the first porch application in the terrace of four houses. I do struggle with this concept because historically porches have been permitted across the Monkwood and Uplands estate (as evidenced by photos included with this appeal and my applications). I would admit that not all are of appropriate designs however nonetheless they do exist and generally in keeping with the Garden City design principles.

Whilst the Case Officer and the Appeal Panel may state the historic applications do not set a future precedent. I would point out that during the period between my two applications the following applications were approved;

- 22 Uplands; May 2018; Consent granted single storey rear extension and partial garage conversion
- 50 Uplands; May 2018; Consent granted for single storey rear extension and demo of existing outbuilding
- 30 Uplands; September 2017; Consent granted for single rear extension and demo of conservatory and outbuilding.

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