

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

DELEGATED APPLICATION

Application No: 6/2017/2425/EM
Location: 95 Uplands Welwyn Garden City AL8 7EH
Proposal: Erection of front porch
Officer: Mrs Kerrie Charles

Recommendation: Refused

6/2017/2425/EM

Context			
Site and Application description	<p>No.95 is an end of terrace dwelling with vehicular hardstanding on the frontage and part soft landscaped.</p> <p>The proposal is for a single storey front porch. The porch will measure 1.4m wide, 2.1m in height and 0.95m in depth.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	<p>Planning</p> <p>Application Number: W6/1998/5099/EM Decision: Granted Decision Date: 18 May 1998 Proposal: Formation of a vehicle crossover and hardstanding</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None received		
Consultee responses	None received		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>The application site is sited within a row of terrace dwellings and all of similar architectural style and open canopy porches which is a familiar feature within the Estate Management Scheme.</p> <p>The proposal is to form an enclosed porch.</p> <p>It is considered that the porch would not be in keeping within the set of terrace properties and would be detrimental to the character of the streetscene.</p>		

	There are examples of enclosed porches in nearby residential roads but not within this locality and therefore the proposal would fail to retain the character of the Estate Management Scheme.
Impact on neighbours	The porch is not considered to have any impact on neighbouring properties.
Landscaping issues (incl. hardstandings)	N/A
Any other considerations	N/A
Conclusion	
The proposed front porch would not be in keeping with the original planned design of porches along the row of the application site and its immediate context, detrimental to the amenities and values of the existing area. Accordingly, the proposal is contrary to Policy EM1 of the Welwyn Garden City Estates Management Scheme.	

Reasons for Refusal:

1. The proposed front porch would not be in keeping with the original planned design of porches along the row of the application site and its immediate context, detrimental to the amenities and values of the existing area. Accordingly, the proposal is contrary to Policy EM1 of the Welwyn Garden City Estates Management Scheme.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
CK/95/01		Existing & Proposed Plans	3 November 2017
CK/95/02		Block Plan	6 November 2017
CK/95/03		Site Location Plan	3 November 2017

Determined By:

Mr Chris Carter
29 December 2017