

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

DELEGATED APPLICATION

Application No: 6/2018/1735/EM
Location: 95 Uplands Welwyn Garden City AL8 7EH
Proposal: Erection of front porch to replace existing including the replacement of the existing front door
Officer: Ms Emily Stainer

Recommendation: Refused

6/2018/1735/EM

Context			
Site and Application description	The application site is an end of terrace dwelling with a hardstanding and soft landscaping to the front. The proposal is for the erection of an enclosed front porch to replace the existing style which is open with a roof canopy. It would also include the replacement of the front door. An Estate Management application for a similar proposal was refused last year (reference 6/2017/2425/EM) as the porch would not be in keeping with the original planned design of porches along the row of the application site and its immediate context.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	Application Number: W6/2000/0207/EM Decision: Granted Decision Date: 10 April 2000 Proposal: Formation of vehicle crossover and hardstanding Application Number: 6/2017/2425/EM Decision: Refused Decision Date: 29 December 2017 Proposal: Erection of front porch		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultee responses	None		
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			

<p>Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)</p>	<p>Policy EM1 states that extensions and alterations to existing properties will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. This revised scheme seeks permission for a similar proposal to the previous application. The proposed porch would still be located on the front elevation, however it has been increased in size from 1450mm to 1900mm in width. The height and depth of the porch remain the same, while the proposed side window has been reduced slightly.</p> <p>The previous application proposed the porch to be constructed of white UPVC framing, doors and cladding. This application seeks consent for a porch made of matching face brickwork with UPVC doors and windows. The style of door proposed has been changed from the Georgian glazing in the previous application to a more simple design. The front doors within Uplands are uniform in colour, but there are a variety of designs nonetheless and as a result it is considered that providing that the colour would be white, the design would be acceptable. The colour of the proposed door and window has not been stated as part of the application, however if the application was to be recommended for approval a suitable condition could be imposed to ensure that the colour was white. The materials would match those of the existing dwelling and the design in this regard is acceptable, however it does not outweigh the previous reason for refusal which has not been addressed.</p> <p>Within the streetscene, the dwellings typically feature an open entrance at the front of the property with a canopy above the front door. The introduction of an enclosed front porch (which is larger than the previous proposal) would create an incongruous addition to the front of the property which would be visible from the street scene. While there are exceptions to the design within the area as noted by the applicant, the majority of the examples used have not sought permission under the Estate Management Scheme. The examples therefore provide little weight in favour of the scheme and the proposal would consequently still alter the symmetry of the streetscene. As a result it is not considered that the previous reasons for refusal have been addressed and the proposal fails to comply with Policy EM1.</p>
<p>Impact on neighbours</p>	<p>No objections have been received from adjoining occupiers. The proposed porch would not have a detrimental impact upon the outlook of neighbours or result in any harmful loss of residential amenity to the occupiers of neighbouring properties.</p>
<p>Landscaping issues (incl. hardstandings)</p>	<p>None</p>
<p>Any other considerations</p>	<p>None</p>
<p>Conclusion</p>	
<p>The previous reasons for refusal have not been addressed and as a result, the proposed front porch would not be in keeping with the street scene and its immediate context and would be 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.</p>	

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 and would be 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/95/02	1	Existing And Proposed Plans	2 July 2018
Location Plan		Location Plan	2 July 2018
Block Plan		Block Plan	2 July 2018
CK/95/05 and 06		Existing And Proposed Floor Plans	2 October 2018

Determined By:

Mr Michael Robinson
26 November 2018