

Mr Cushion  
4 The Commons  
Welwyn Garden City  
Herts  
AL7 4RP

## **Appeal Regarding Refusal of Estate Management Application**

**No: 6/2018/0205/EM**

Dear Sir/Madam,

I am writing to appeal the refusal of the Estate Management application to build a front porch at No 4 The Commons, WGC, AL7 4RP.

I believe that the grounds for this appeal are as follows:

1. The precedent that has been set by Welwyn Hatfield Council in approving Estate Management Scheme (EMS) permission to various other properties within the borough, for the addition of a front porch.

Examples of this are provided in **attachment No1**

2. The case officers stated that the addition of a porch to our property would “detract from the application property, this row of terrace dwellings in which it is sited and the overall street scene of The Commons”.

There are again numerous examples of where this has not been applied in past EMS applications. 1 example of this is No 8 Thumbswood (N6/2007/63/FP), which is in close proximity to The Commons. **See attachment No 2**

Despite the case officer identifying that there was other dwellings of similar size and appearance in the street, approval was granted because it had been designed in keeping with the existing dwelling, using matching materials.

Our plans took the appearance of the street into account and was designed in keeping with the existing dwellings, using matching materials and incorporating the flat roof design already in place at Property No's 3, 5, 7, & 9 The Commons

3. Property No's 3, 5, 7, & 9 The Commons already have existing front porches as part of the original design of their property, so our proposal is in keeping with the current look of the street. **See attachment No 3**
4. EMS & planning permission was awarded to No 6 the Commons for a side extension which has already visually changed the terrace block. **See attachment No 4**

5. The case officer has stated that the porch is above the height of permitted development and would require planning permission, however, the drawings submitted have been designed within permitted development rules, protruding from the front of the dwelling by 1.0m with a width of 3.0m and a maximum height of 2.6m

In summary, this appeal is based on the precedent set by the Planning department when it gave approval to other proposals in close proximity to that of our property, in addition to the fact that the design of the porch is in keeping with the current look of the street.

Kind Regards

Ian Cushion

4/4/18