

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

DELEGATED APPLICATION

Application No: 6/2020/1479/EM
Location: 8 Handside Green Welwyn Garden City AL8 6SQ
Proposal: Erection of front porch
Officer: Mr James Homer

Recommendation: Refused

6/2020/1479/EM

Context			
Site and Application description	No.8 is a two storey semi-detached property located on the northern side of Handside Green. Handside Green is a small cul-de-sac and is characterised by houses of the same design with open frontages. The application seeks Estate Management Scheme consent for the erection of an open porch upon the front elevation.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	Planning Application Number: 6/2020/1480/EM Decision: Decision Date: Proposal: Erection of front porch		
Notifications			
Neighbour representations	Support: 1	Object: 0	Other: 0
Summary of neighbour responses	9 Handside Green Comment: We support this application		
Consultee responses	No comments 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)	Policy EM1 of the Estate Management Scheme 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. A porch feature can both enhance and detract from a property depending on the quality of design and response to a home. The porch structure itself can		

	<p>detract from the architectural value of the original home and alter the relationship within a group of houses having a detrimental impact on the values and amenities of the property and street scene. A proposed porch should demonstrate it would have no detrimental impact on the character and appearance of the street or affect the character of the Garden City home, including its size, design and architectural detailing.</p> <p>The proposed open porch would be a small addition to the front of the property and would have a depth of approx. 1m and a width of approx. 1.8m. The porch would feature a shallow dual pitched roof. No detail is given regarding the proposed materials for the porch.</p> <p>Although the porch is relatively small, they are not an original feature of the properties within Handside Green and, with the exception of no.2, no other properties within the street feature a porch. Due to the uniform nature of the homes within Handside Green the addition of the porch at no.8 would result in significant harm to the property and the designed layout of the street.</p>
Impact on neighbours	The proposed porch is unlikely to have any detrimental impact on neighbouring homes in terms of loss of light, privacy or outlook.
Landscaping issues (incl. hardstandings)	None.
Any other considerations	A similar porch has been constructed at 2 Handside Green, however, there is no record of an Estate Management Scheme application for this addition and it is therefore considered unauthorised and does not add weight to this application.
Conclusion	
Although relatively small, the proposed porch would be an incongruous addition to the home and would detract from the architectural value of the original home. The proposed porch would alter the relationship within the group of houses within Handside Green and would have a detrimental impact upon the values and amenities of the property and street scene. As a result, the application fails to comply with Policy EM1 of the Estate Management Scheme.	

Reasons for Refusal:

1. Although relatively small, the proposed porch would be an incongruous addition to the home and would detract from the architectural value of the original home. The proposed porch would alter the relationship within the group of houses within Handside Green and would have a detrimental impact upon the values and amenities of the property and street scene. As a result, the application fails to comply with Policy EM1 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
4994-E01		Existing Plans	23 June 2020
4994-OS1		Site Location Plan	23 June 2020
4994-OS2		Block Plan	23 June 2020
4994-P01	A	Proposed Plans	2 July 2020

Determined By:

Mr James Homer
13 August 2020