

Supporting Planning Statement

Retrospective Householder Planning Application for an Open Porch at 10 West Hill, Hitchin



Pre-existing view of house from street

This planning application for a retrospective householder planning permission is submitted at the request of North Herts Council (NHC).

The application includes the following drawings: NCA 317/4.PL002; PL003; PL004; and PL005, that illustrate pre-existing and as built plans and elevations.

- The as-built porch is intended to provide a sheltered location for the occupants and visitors outside the front door and when visiting the property.
- The design of the porch is intended to be subservient and complementary to the overall character of the house and to soften what was a quite austere two storey central element at the front of the house.
- The porch was designed and constructed by a local contractor and was intended to be built to comply with permissible development rules, and would therefore be lawful development rules.
- The porch is built using facing bricks, painted timber and plain roof tiles that match materials found in the existing house. The porch is completed with a new front door.
- The selection of plain roof tiles that match the colour and texture of the main roof and front bay roof of the house has required the roof pitch to be of a minimum of thirty five degrees. This has resulted in the roof height breaching the upper limit for a porch roof under permissible development.
- The new design has allowed the awkward multi- step arrangement to be simplified and to become less of a trip hazard.

- The pre-existing front door has been moved to the front of the previous small recessed porch area, and the original door replaced with a new insulated and secure front door.



New porch under construction