

WELWYN HATFIELD BOROUGH COUNCIL  
ESTATE MANAGEMENT APPEALS PANEL – 24 MARCH 2021  
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

6/2020/2307/EM

47 HOWICKS GREEN, WELWYN GARDEN CITY, AL7 4RJ

SINGLE STOREY FRONT EXTENSION TO REPLACE EXISTING PORCH CANOPY AND EXTERNAL CUPBOARD

APPLICANT: Ms. E. Grzeskowiak

**1 Background**

- 1.1 This appeal is against the refusal of Estate Management Consent for the erection of a single storey front extension which would replace an existing porch canopy and external cupboard. The application was refused on the 8 October 2020 for the following reason:

*“The proposed extension would result in a large addition to the front of the property that would disrupt the planned design and layout of the properties within Howicks Green. By extending beyond the dimensions of the current porch and store cupboard, the proposed extension would have a detrimental impact upon the property and wider street scene. The introduction of a circular window is not in keeping with the immediate area and would have a detrimental impact upon the property. As a result, the application would fail to comply with Policy EM1 of the Estate Management Scheme.”*

**2 Site Description**

- 2.1 No.47 is a two storey terraced house located upon the southern side of Howicks Green. The properties in Howicks Green are of similar design and characterised by open porches with brick built storage cupboards located to either the left or right of the front door.

**3 The Proposal**

- 3.1 The application sought Estate Management Scheme consent to erect a single storey front extension following the removal of an existing porch canopy and external cupboard.

**4 Relevant Estate Management History**

- 4.1 Application number: 6/2020/0448/EM  
Proposal: Erection of a single storey front extension  
Decision: Refused (due to size and design)

## **5 Representations Received**

5.1 None.

## **6 Policy**

6.1 Estate Management Scheme Policies (October 2008):

EM1 – Extensions and alterations

## **7 Discussion**

7.1 It should be noted that the associated planning application was also refused but allowed on appeal on 1 February 2020.

7.2 This is an appeal against the refusal of Estate Management Scheme consent to erect a single storey front extension following the removal of an existing porch canopy and external cupboard. The appellant's appeal documents are attached at Appendix 1 and 2, and the delegated officer's report for application 6/2020/2307/EM is attached at Appendix 3.

7.3 The key issue in the determination of this appeal is the impact the proposed extension would have on the character and appearance of the appeal site and the surrounding area.

7.4 All applications to the Estate Management Scheme are assessed against the current policies relevant to the proposals. In this case, the application was assessed against Policy EM1. 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.

7.5 The appeal property is a mid-terraced house located upon the southern side of Howicks Green. The properties in Howicks Green are of similar design and characterised by open porches with brick built storage cupboards located to either the left or right of the front door.

7.6 The application sought Estate Management Scheme consent to erect a single storey front extension following the removal of an existing porch canopy and external cupboard. The proposed extension would have an approximate depth of 1.2m and an approximate width of 4.3m. The proposed extension would feature a flat roof and have an approximate height of 2.8m. A part glazed, part solid door, similar to the existing front door, and glazed side panel would be sited to the left of centre. A high level circular window is positioned to the right of centre.

7.7 Despite a small reduction to the width from the earlier refused application (6/2020/0448/EM) the extension remains substantially larger and would extend beyond the limits of the existing porch and store. In addition, the proposed porch is approx. 40cm higher than the roof of the existing canopy. Although there are

examples of circular windows on the front elevations of nearby houses, they are not typical of properties within Howicks Green and would be contrast to other properties where the side door is removed and replaced with a window of dimensions to match other windows within the property. Front porches in Howicks Green that have Estate Management Consent are smaller and do not extend to the width of this proposal (e.g. follow the width of the existing canopy and store). The proposed extension would alter the relationship within the terrace and would have a detrimental impact upon the values and amenities of the property and street scene of Howicks Green.

7.8 To support their appeal the appellant has produced a presentation of other homes in the area that have front extensions. The appellant highlights the extensions within Howicks Green and states that they took precedent from front extensions located along Howlands. The highlighted examples are:

- 240 Howlands – The front extension at this property is similar in dimensions and design as that proposed at 47 Howicks Green. The extension was judged to not detrimental to the property or street scene and received Estate Management Scheme consent in 2019 (6/2019/0555/EM).
- 227 Howlands – The extension at this property is similar in dimensions as that proposed at 47 Howicks Green. However, the photographs show a pitched roof which is contrary to the approved design which received Estate Management Scheme consent in 2017 (6/2017/2540/EM).
- 239 Howlands – The front extension at this property is considerably smaller (1.6m less width) than that proposed at 47 Howicks Green and of a different design in that it is centrally positioned across the front door. The extension received Estate Management Scheme consent in 2003 (W6/2003/0157/EM).
- 1 Howicks Green – This house is of a similar design to the application site however, the front extension at this property is considerably smaller. The extension incorporates the area utilised by the external store but does not extend over the side access door. However, the door has been removed and a window of matching dimensions and design as existing has been installed. The extension received Estate Management Scheme consent in 2018 (6/2020/0376/EM).
- 52 Howicks Green – Like no.1, this house is of a similar design to the application site however, the front extension at this property is considerably smaller. The extension incorporates the area utilised by the external store but does not extend over the side access door. However, the door has been removed and a window of matching dimensions and design as existing has been installed. The extension received Estate Management Scheme consent in 2017 (6/2017/0147/EM).

7.9 Although there are examples of larger front extensions along Howlands which are close to Howicks Green, the existing approved extensions within Howicks Green are smaller and reflect the dimensions of the original covered porches and external cupboards. By extending beyond the dimensions of the current porch and store cupboard, the proposed extension would have a detrimental impact upon the property and wider street scene.

7.10 The appellant states that, following the earlier refusal, they changed the design to incorporate a circular window which has been used within the front extensions along Howlands and identified above. The appellant states that the circular window is a characteristic feature of Welwyn Garden City architecture and is a holistic approach to the design and in line with the wider street scene within the Garden City. It is acknowledged that circular windows are a relatively common feature within the Estate Management Scheme area, however, they are not a design feature of Howicks Green and it is considered out of keeping within the street scene.

## **8 Conclusion**

8.1 Although the appellant has demonstrated the addition of larger extensions outside of Howicks Green, the extensions within Howicks Green are smaller and reflect the dimensions of the original covered porches and cupboards. As a result, the planned design and layout of the street is maintained without detrimental harm to Howicks Green. By extending beyond the dimensions of the current porch and store cupboard, the proposed extension would have a detrimental impact upon the property and wider street scene. The introduction of a circular window is not in keeping with the immediate area and would have a detrimental impact upon the property. It is considered that no additional evidence or information has been submitted by the appellant which would alter the officer's recommendation. The original application and appeal, therefore, fail to comply with Policy EM1 of the Estate Management Scheme.

## **9 Recommendation**

9.1 That Members uphold the delegated decision and dismiss the appeal.

James Homer (Estate Management Scheme Manager)

Date: 11 March 2021

### **Background Information**

Appendix 1: Appellant's Statement

Appendix 2: Appellant's Presentation

Appendix 3: Original delegated officer's report



 <p><b>WELWYN HATFIELD</b></p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	<b>Title:</b> 47 Howicks Green Welwyn Garden City AL7 4RJ		<b>Scale:</b> DNS
	<b>Project:</b> Estate Management Appeal Committee		<b>Date:</b> 10-03-2021
	<b>Drawing Number:</b> 6/2020/2307/EMH	<b>Drawn:</b> Holly Butrimas-Gair	
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