

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

DELEGATED APPLICATION

Application No: 6/2020/2307/EMH
Location: 47 Howicks Green Welwyn Garden City AL7 4RJ
Proposal: Single storey front extension to replace existing porch canopy and external cupboard.
Officer: Mr James Homer

Recommendation: Refused

6/2020/2307/EMH

Context	
Site and Application description	<p>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.</p> <p>The application proposes the erection of a single storey front extension to replace the existing porch canopy and external cupboard.</p> <p>The application follows an earlier refusal for a similar proposal which was refused for the following reasons: <i>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 so far 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 solid front door, full glazed side panel and the smaller high level window are 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.</i></p> <p>In a change to the earlier refused application, this application proposes a front door similar to the existing, a circular window in place of the high level rectangular window and a small reduction in the width of the extension.</p>
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant history	<p>Application Number: 6/2020/2056/HOUSE Decision: Decision Date: Proposal: Single storey front extension to replace existing porch canopy & external cupboard.</p> <p>Application Number: W6/2005/0015/EM Decision: Granted Decision Date: 04 March 2005 Proposal: FORMATION OF VEHICLE HARDSTANDING</p> <p>Application Number: 6/2020/0448/EM Decision: Refused</p>

	<p>Decision Date: 28 April 2020 Proposal: Erection of a single storey front extension</p> <p>Application Number: 6/2020/0441/HOUSE Decision: Refused Decision Date: 04 May 2020 Proposal: Erection of single storey front extension to replace existing porch canopy & external cupboard</p>		
Notifications			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	No comments received.		
Consultee responses	No comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 <input type="checkbox"/> EM4			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>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.</p> <p>Generally, front extensions are discouraged by the Estate Management Scheme. Any proposal for a front extension must be considerate to the existing character of the property as well as the wider street scene. Key architectural details and materials, including fenestration, should be utilised as well as ensuring scale and size are proportionate.</p> <p>The proposed front extension would replace the existing porch canopy and brick built store. 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.</p> <p>Despite the modest reduction in width, 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.</p> <p>Front porches in the area 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).</p> <p>The revised proposal 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</p>		

	store cupboard, the proposed extension would have a detrimental impact upon the property and wider street scene. Although the proposed door and surround would remain in keeping with the surrounding existing property, the circular window is not a feature of dwellings in Howicks Green and would be out of keeping for the street.
Impact on neighbours	The proposed extension would not impact upon neighbourhood amenity in terms of loss of light, outlook or privacy.
Landscaping issues (incl. hardstandings)	None.
Any other considerations	None.
Conclusion	
Despite the alterations to the earlier application, 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 are 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.	

Reasons for Refusal:

1. Despite the alterations to the earlier application, 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.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
4884-OS1		Location Plan	8 September 2020
4884-OS2	A	Block Plan	8 September 2020
4884-P01	C	4884-P01C	8 September 2020
4884-E01	B	4884-E01B	8 September 2020

Determined By

Mr James Homer
October 2020