

Appeal Decision

Site visit made on 22 January 2021

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 February 2021

Appeal Ref: APP/C1950/D/20/3262686

47 Howicks Green, Welwyn Garden City AL7 4RJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms E Grzeskowiak against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2020/2056/HOUSE, dated 13 August 2020, was refused by notice dated 12 October 2020.
 - The development proposed is a single storey front extension to replace an existing porch canopy and external cupboard.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey front extension to replace an existing porch canopy and external cupboard in accordance with the terms of the application Ref 6/2020/2056/HOUSE, dated 13 August 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 4884-OS1, 4884-OS2A, 4884-E01B and 4884-P01C.
 - 3) The materials to be used in the construction of the external surfaces of the walls of the extension hereby permitted shall match those used in the existing building.

Procedural matter

2. The appeal was submitted in the name of Mr Karol Grzeskowiak, but an appeal must be made by an original applicant so it has proceeded under the applicant's name, Ms E Grzeskowiak.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of the local area.

Reasons

4. Howicks Green is a suburban, mid to late 20th Century street of similar terraced and semi-detached houses, designed with open front porch canopies linked to brick storage cupboards. The proposal is to replace the existing canopy and cupboard at no. 47 with an enclosed porch, which would be somewhat wider and deeper than the existing structure.
5. The Council's Supplementary Design Guidance 2005 (SDG) advises that Welwyn Garden City is a planned town where careful and varied use of spaces, grouping of buildings, building lines and architectural details such as porches have given the town a unique balance of formality and variety.
6. The Council's concern here is that the proposal would be detrimental to the relatively uniform and planned character and appearance of Howick Green. Over the years, however, many of the porches have been altered and enclosed, creating a level of personalisation and variety that enhances the appearance of the area. The proposal would continue this process and would not be dissimilar to other enclosed porches in the area. It would be a modest, good quality and well designed structure, in scale and character with the house itself and the street scene.
7. I conclude that the proposed porch would positively contribute to the character and appearance of the local area. The proposal therefore accords with the aims of Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, the SDG and the National Planning Policy Framework, to secure a high standard of design in all developments that is respectful to and in context with its surroundings.
8. I impose a condition specifying the relevant plans to provide certainty. A further condition requiring the use of matching bricks is also necessary to protect the character and appearance of the house and the street.
9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR