



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 (as amended)

DECISION NOTICE – PRIOR APPROVAL NOT REQUIRED

S6/2014/2240/HH

Prior approval for a single storey rear extension

at: 53 Dragon Road Hatfield

Carriage Return

Applicant Name And Address

Mr R Peeters
40 Roundfield Avenue
Harpenden
AL5 5BE

DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT OF IMPACT
ON AMENITY OF ADJOINING OCCUPIERS OF THE DEVELOPMENT PERMITTED BY
SCHEDULE 2 PART 1, CLASS A OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

Welwyn Hatfield Borough Council hereby confirm that their **prior approval is not required** for the proposed development which meets the requirements of A.4 (1) of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

In order to ensure that the development is compliant with and is therefore permitted under Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the applicant's attention is drawn to the following conditions and informatives:

CONDITIONS

1. The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

REASON: In order to comply with A.3 (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2. The development shall be carried out in accordance with the details provided in the application, Site Location Plan received and dated 10 October 2014 & email received and dated 20 October 2014 unless the Local Planning Authority otherwise agree in writing.
3. The development hereby permitted shall be completed on or before the 30th May 2016.
4. The developer shall notify the Local Planning Authority of the completion of the

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development as soon as reasonably practicable after completion.

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INFORMATIVES

Development is not permitted by Class A where –

1. The property is not a dwellinghouse.
2. Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class IA or MB of Part 3 (refer SI 2014 564).
3. As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceeds 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
4. The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.
5. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.
6. The enlarged part of the dwellinghouse would extend beyond a wall which:-
 - (i) fronts a highway, and
 - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.
7. The enlarged part of the dwellinghouse would have more than one storey and:-
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.
8. The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.
9. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and:-
 - (i) exceed 4 metres in height,
 - (ii) have more than one storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse.
10. It would consist of or include:-
 - (i) the construction or provision of a veranda, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.
11. In the case of a dwellinghouse on conservation area (article 1(5)) land, development is not permitted if:-
 - (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
 - (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
 - (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

Date: 11/11/2014



Colin Haigh
Head of Planning

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Development Management, Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707) 357000
Email: planning@welhat.gov.uk

Form for a developer to notify the local planning authority (LPA) of the completion of the development:

(i.e. the process set out by condition A.4 of Schedule 2 Part 1 Class A of the GPDO 1995, as amended)

What is the address of the development:

What was the date of completion of the development:

What is your name: *(i.e. as the developer)*

What is your contact address: *(if different from the address of the development)*

What is your email address: *(if you are content to receive communications electronically)*

What reference number did the LPA give you when you notified them before beginning this development:

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Important Notes for Developers:

- This form is optional, as the legislation does not require that you submit a form. However, this form has been designed to help ensure that you provide the LPA with the information required by the legislation.
- When you notified the LPA before beginning this development, if you received a written notice that prior approval was not required, or a written notice that prior approval was given, then it would be helpful if you could please include a copy of this written notice when you submit this form.