

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S/2011/1185/LU</b>
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**NOTATION:**

The site lies within Hatfield as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:** The detached dwelling is situated in Hatfield Garden Village within a small close on a corner plot.

**DESCRIPTION OF PROPOSAL:** Certificate of lawfulness for a proposed single storey rear extension following demolition of existing rear conservatory.

**PLANNING HISTORY:** N/A

**SUMMARY OF DEVELOPMENT PLAN POLICIES:** N/A

**CONSULTATIONS:** N/A

**TOWN/PARISH COUNCIL COMMENTS:** N/A

**REPRESENTATIONS:** N/A

**DISCUSSION:**

The main issues are:

- 1. Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008**

**Class A**

**Permitted Development**

**A.** The enlargement, improvement or other alteration of a dwellinghouse.

**Development not permitted**

**A.1** Development is not permitted by Class A if:-

(a) 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) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

*Not applicable*

(b) 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

*Not applicable*

(c) 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

*Not applicable*

(d) 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

*Not applicable*

(e) the enlarged part of the dwellinghouse would have a single storey and:-  
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or  
(ii) exceed 4 metres in height

*The extension is single storey and extends beyond the rear wall less than 4 metres*

(f) 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

*Not applicable*

(g) 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

*The proposed extension is within 2 metres of the boundary and the height of the eaves of the enlarged part does not exceed 3 metres*

(h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:-  
(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

*Not applicable*

(i) 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

*Not applicable*

**A.2** In the case of a dwellinghouse on article 1(5) land, development is not permitted by Class A 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;

*Not applicable*

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

*Not applicable*

(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse

*Not applicable*

**A.3** Development is permitted by Class A subject to the following conditions:-

(a) 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

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house shall be:-

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse

#### **CONCLUSION:**

The proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. It is therefore recommended that a certificate of lawfulness be **APPROVED** for this development.

#### **RECOMMENDATION:**

The proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

#### **INFORMATIVES: N/A**

**DRAWING NUMBERS:** 1:1250 site location plan & 03 & 04 & 05 & 06 & 07 received and dated 27 June 2011.

**Signature of author**.....

**Date**.....