

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2011/1777/LUP
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NOTATION:

The site lies within the Metropolitan Green Belt and Northaw Common Parkland Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: The detached dwelling is situated on the junction between Wells Road and Coopers Lane.

DESCRIPTION OF PROPOSAL: Certificate of lawfulness for rear dormer window

PLANNING HISTORY:

S6/2003/0554/FP - Erection of a single storey rear extension and replacement of existing side extension
Approved, 16/06/2003

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 B 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 B

Permitted Development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if:-

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Not applicable

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

The proposal is for a rear dormer

(c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than:-

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case

Proposed roof space is 18.67 cubic metres

Previous development amounts to 17.7 cubic metres

The total amount is 36.37 cubic metres created, which is less than 50 cubic metres of roof space

The replacement single storey side extension has not been taken into consideration as the dimension were of similar size.

(d) it would consist of or include:-

- (i) the construction or provision of a veranda, balcony or raised platform, or
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

Not applicable

(e) the dwellinghouse is on article 1(5) land

Not applicable

B.2 Development is permitted by Class B subject to the following conditions:-

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse 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

Interpretation of Class B

B.3 For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this class or not.

CONCLUSION:

The proposed development complies with Schedule 2, Part 1, Class B 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: APPROVAL WITH CONDITIONS

The proposed development complies with Schedule 2, Part 1, Class B 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 & 127A3 E2.1 & 127A3 E3.1 & 127A3 E4.2 & 127A3 E4.1 received and dated 6th September 2011.

Signature of author.....

Date.....