

GPDO

Class A

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

DELEGATED REPORT

APPLICATION No: S6/2014/1081/HH

SITE ADDRESS: 21 Firs Wood Close Northaw

DESCRIPTION OF DEVELOPMENT: Prior approval for single storey rear extension

RECOMMENDATION: Prior approval not required

DESCRIPTION OF PROPOSAL:

The application seeks prior approval for single storey rear extension

PLANNING HISTORY: S6/1975/0006/
S6/1987/0171/FP
S6/1984/0624/
S6/1985/0710/OP
S6/1989/0773/FP
S6/1988/0780/FP
S6/1988/0855/FP
S6/2014/0951/LUP

REPRESENTATIONS: N/A

ANALYSIS:

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**

	Yes / No	To be PD
Have permitted development rights been removed	N	N
Is the property a dwellinghouse	Y	Y

Is it detached?	N	
Is it semi-detached or terraced?	Y	
Is it within a conservation area	N	
Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class IA or MB of Part 3 (refer SI 2014 564)	N	N
Development not permitted by Class A		
(a) would 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) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N	N
(b) would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse	N	N
(c) would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse	N	N
(d) would the enlarged part of the dwellinghouse extend beyond a wall which:- (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse	N	N
(e) would the enlarged part of the dwellinghouse 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	Y	N
Until 30th May 2016 (for HH apps only) delete this section for LUs		
(ea) is the development outside of article 1(5) land or outside of a site of special scientific interest	Y	Y
(ea) cont_ would it have a single storey (previous extensions to the rear	Y	

need to be taken into account)		
(i) Would it extend beyond the rear wall of the original dwellinghouse by up to or the equivalent of 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse	4m	
(ii) Be less than or equal to 4 metres in height	3.81m	
Have any representations been received from adjoining premises (only)	N	
(f) would the enlarged part of the dwellinghouse 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	N	N
(g) would the enlarged part of the dwellinghouse 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	2.45m	N
(h) would the enlarged part of the dwellinghouse 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	N	N
(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	N	N
A.2 In the case of a dwellinghouse on article 1(5) land, development is not permitted if:-	n/a	N

(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;	n/a	N
(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse	n/a	N
A.3 Development is permitted by Class A subject to the following conditions:-	Y	Y
(a) would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse		
(b) would any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house 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;	Y	Y
(c) would, where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse	N/A	Y

RECOMMENDATION

Prior approval not required

The proposal complies with Schedule 2, Part 1, Class A of The Town and Country (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 and **prior approval is not required**. The following conditions are applicable to the development¹:

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).

¹ Conditions may only be attached where they reasonably relate to the impact of the development on the amenity of adjoining premises.

2. C.13.3 – in accordance with plans and drawings AT479-20 & AT479-21 & AT479-23 received and dated 27 May 2014
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 development as soon as reasonably practicable after completion.

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.
12. Please note that the proposal has not been assessed against the above criteria. If you would like a formal decision to confirm whether it complies, please apply for a Certificate of Lawful Development.