

4th May 2023

Welwyn Hatfield Borough Council,
Planning Services
The Campus
Welwyn Garden City
AL8 6AE

Dear Sirs

Re: Demolition and replacement of existing ancillary storage shed and removal of concrete block to vehicle crossover.

Please find enclosed drawings and documentation to accompany a house holder planning application to the above site address.

This submission is for the demolition of an ancillary storage building and the erection of a similar, suitably built storage building primarily for the storage of vehicles.

The applicant is the owner of numerous classic cars, and requires a suitable dry housing space for his vehicles. The existing building in its current form is unsuitable for this purpose and we therefore seek permission for a replacement building capable of storing the vehicles in an appropriate manner.

The application site is within the WelHat designated greenbelt. As such NPPF paragraph 149 (d) or (g) would apply along with policy RA2 of the WelHat district plan 2005.

In respect of para 149 (d), the replacement the building is not materially larger than the building it is replacing, and remains in the same use. The comparable existing and proposed gross internal areas are as follows:

Existing = 347sqm.
Proposed = 348sqm.

The narrower, but longer shape of the building allows for clearer, more direct views towards the countryside beyond.

In respect to para 149 (g), the proposal does constitute redevelopment of previously developed land and would therefore be appropriate development within the greenbelt.

In light of the above, it is considered that the proposed replacement building would constitute appropriate development within the greenbelt and we therefore seek the councils permission.

We trust the enclosed information is sufficient and look forward to a positive planning outcome

Yours Sincerely
L.Fenton. Bsc (Hons) Arch Tech