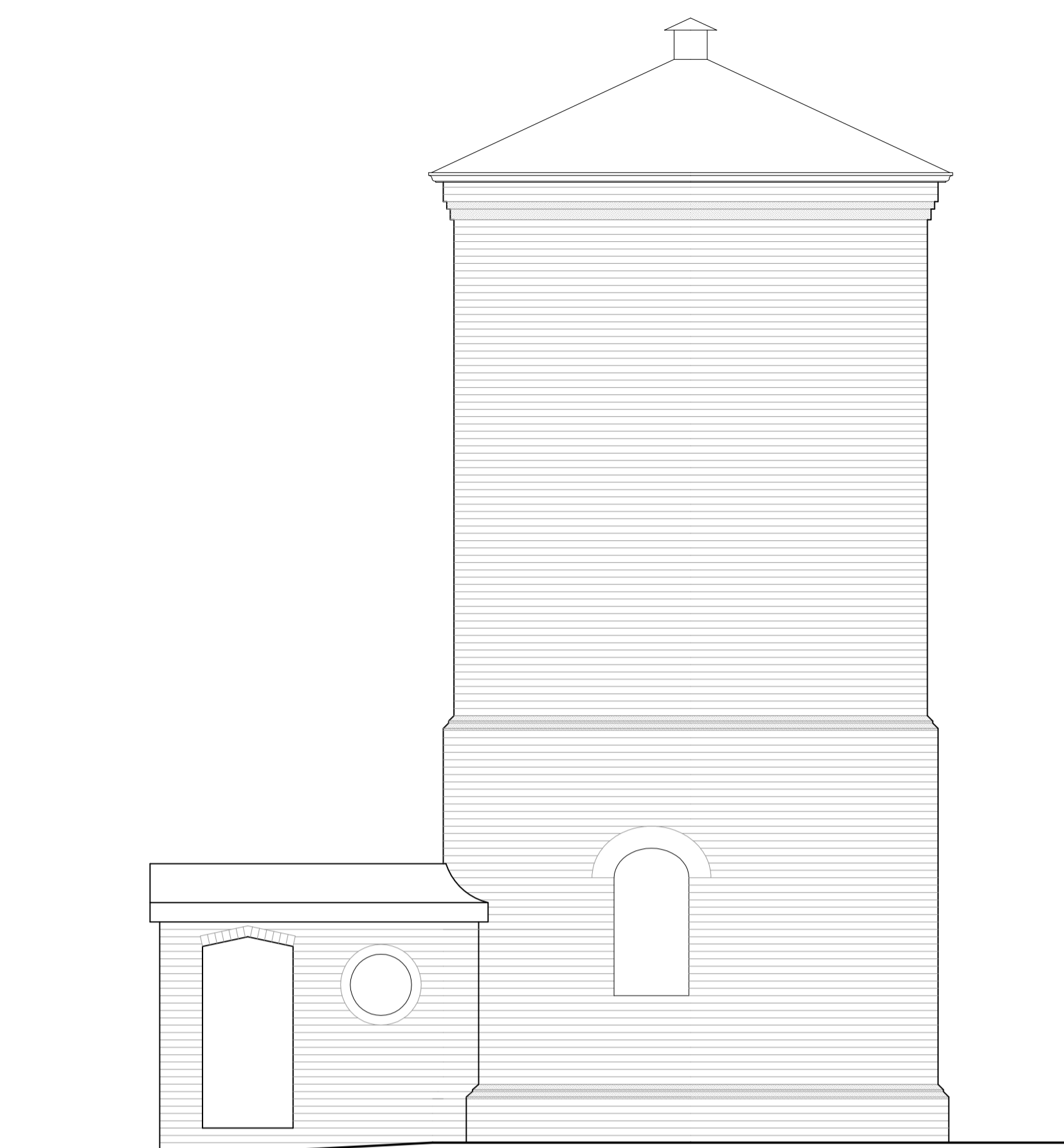
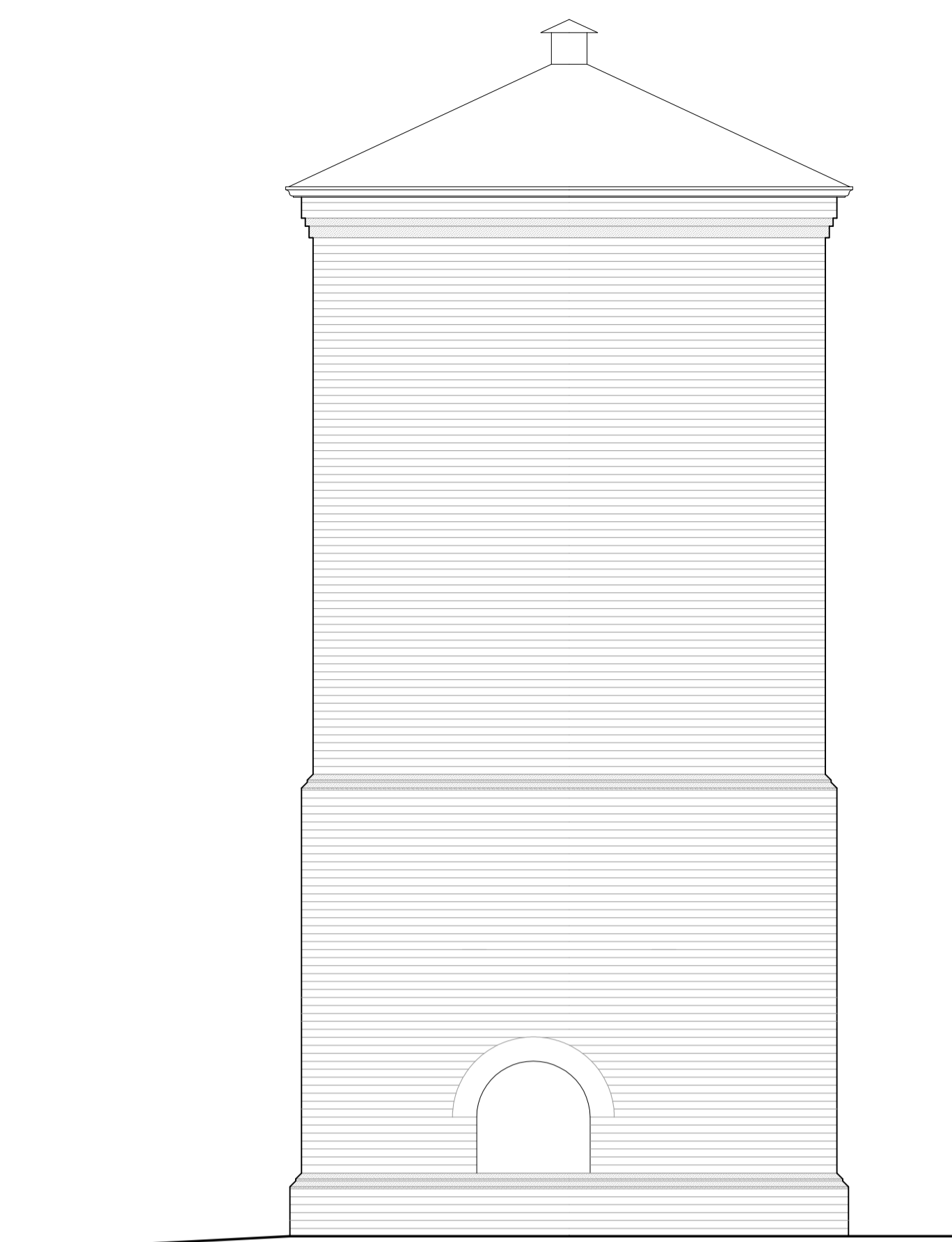


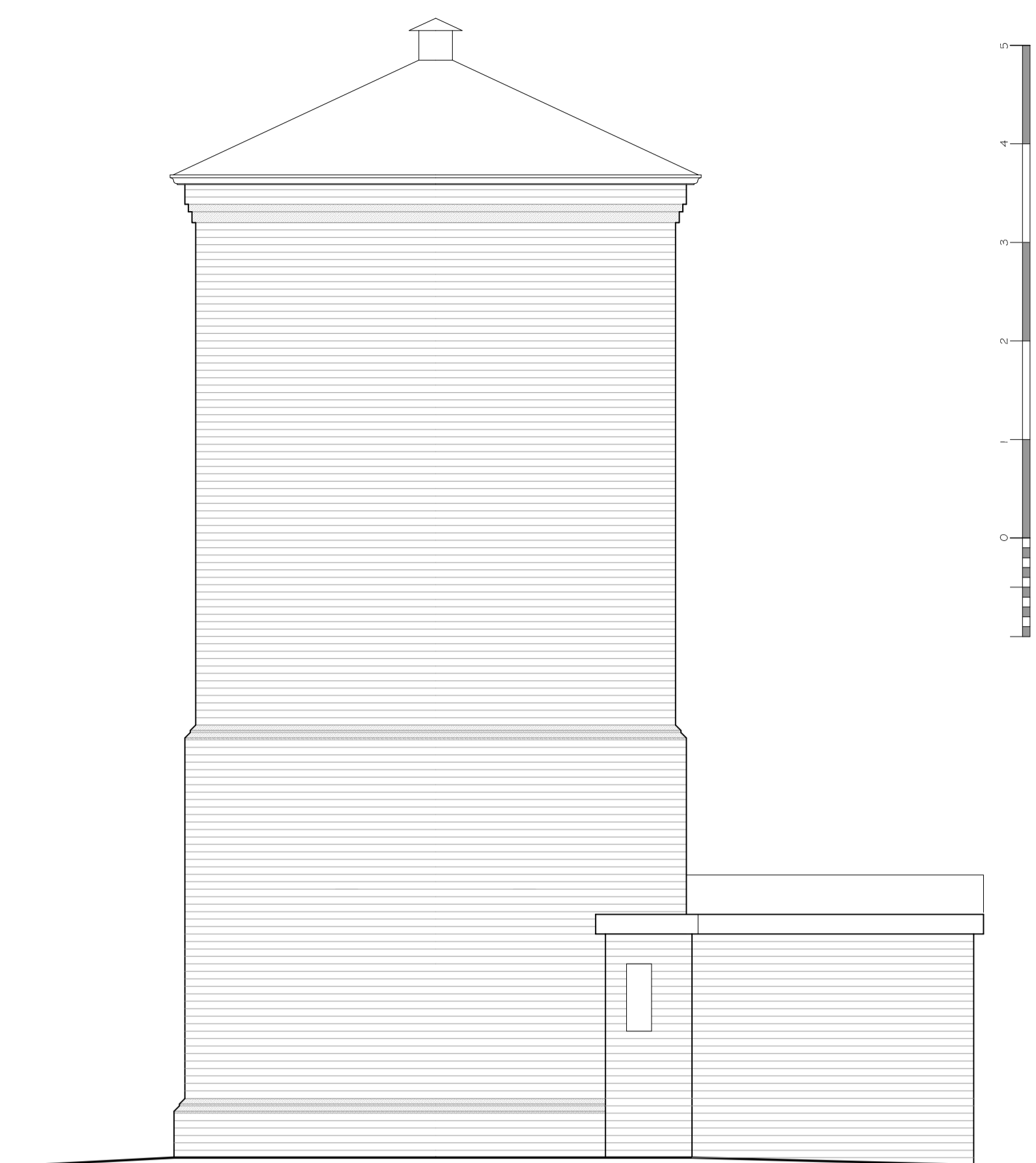
Part Section



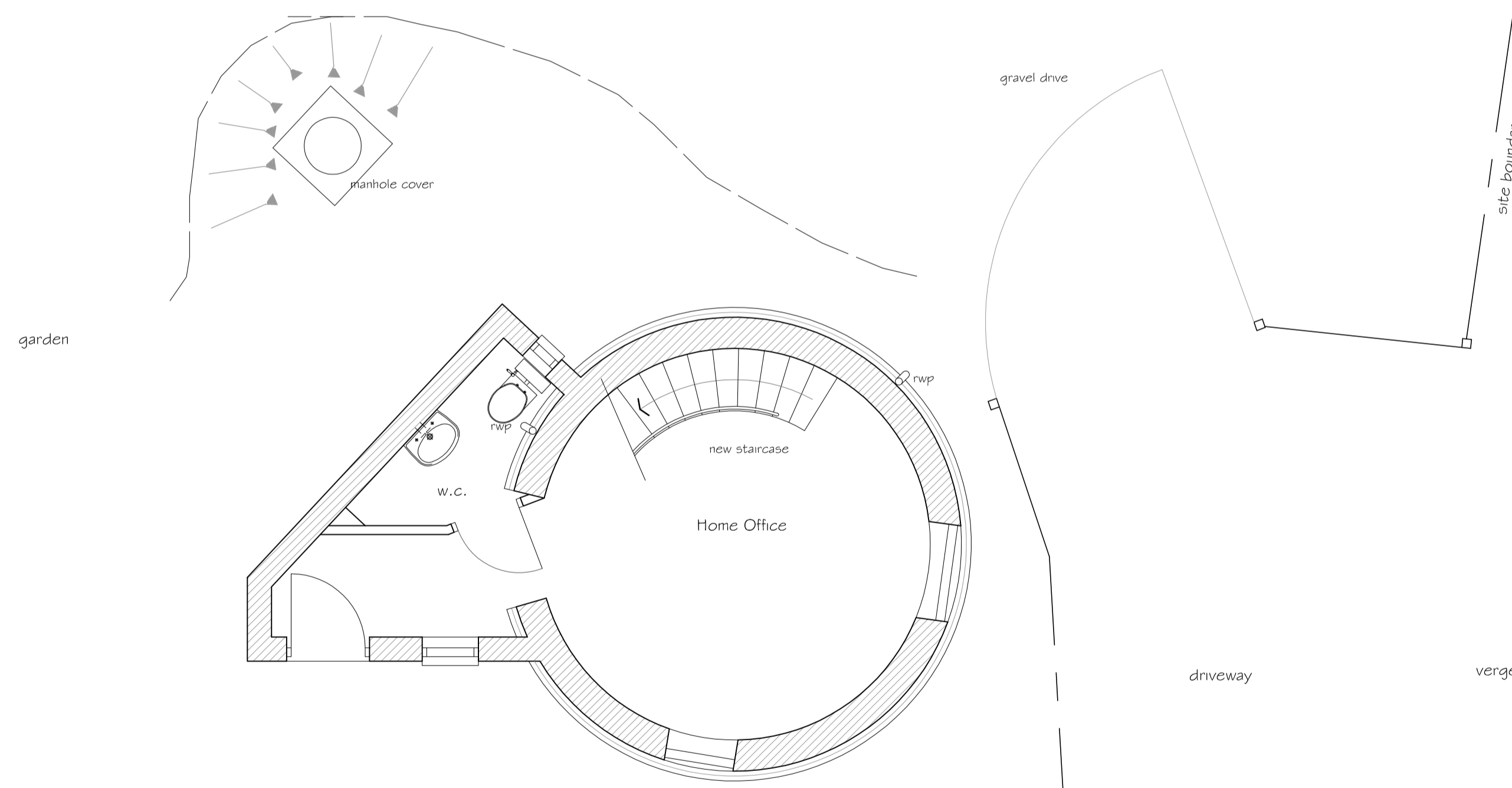
Elevation to High Road



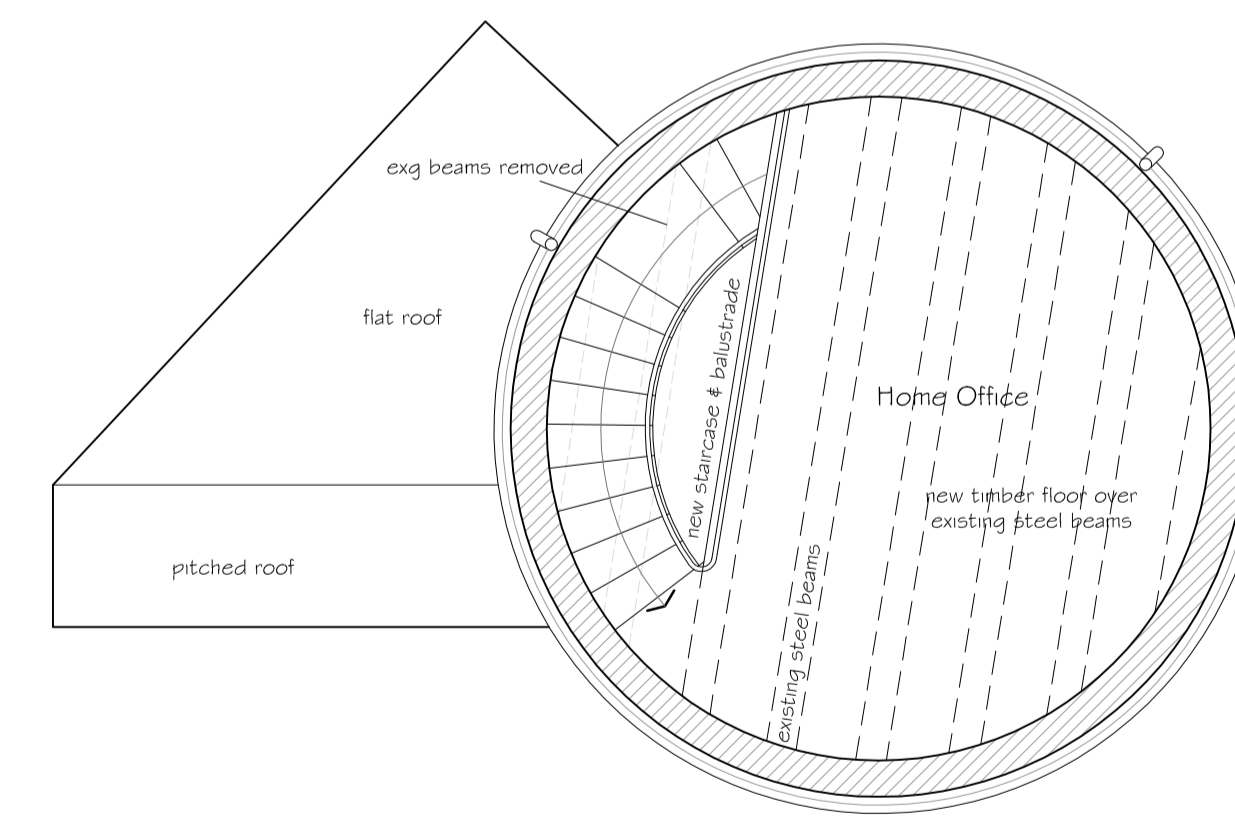
Side Elevation



Rear Elevation



Ground Floor Layout



First Floor Layout

PERMITTED DEVELOPMENT:
The construction or conversion of outbuildings within the curtilage and incidental to the enjoyment of the main dwelling is Permitted Development under class E (a) of Part 1 of Schedule 2 of the GPDO and The Planning Portal provides the following advice on working from home:

You do not necessarily need planning permission to work from home. The key test is whether the overall character of the dwelling will change as a result of the business.

If the answer to any of the following questions is 'yes', then permission will probably be needed:

- Will your home no longer be used mainly as a private residence?*
- Will your business result in a marked rise in traffic or people calling?*
- Will your business involve any activities unusual in a residential area?*
- Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?*

Whatever business you carry out from your home, whether it involves using part of it as a bed-sit or for 'bed and breakfast' accommodation, using a room as your personal office, providing a childminding service, for hairdressing, dressmaking or music teaching, or using buildings in the garden for repairing cars or storing goods connected with a business - the key test is: is it still mainly a home or has it become business premises?

If you are in doubt you may apply to your council for a Certificate of Lawful Use for the proposed activity, to confirm it is not a change of use and still the lawful use.

The answers to the above five tests is as follows:

- Will your home no longer be used mainly as a private residence? : No, The home will remain as a private residence.*
- Will your business result in a marked rise in traffic or people calling? : No, The business will not result in a marked rise in traffic or people calling.*
- Will your business involve any activities unusual in a residential area? : No, The business will not involve any activities unusual in a residential area.*
- Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells? : No, The business will not disturb neighbours at unreasonable hours or create other forms of nuisance such as noise or smells.*

None of the answers to the above questions is YES and planning permission for use of the existing outbuilding as a Home Office incidental to the enjoyment of the main dwelling is therefore not required.

Revision _____ Date _____

PNA

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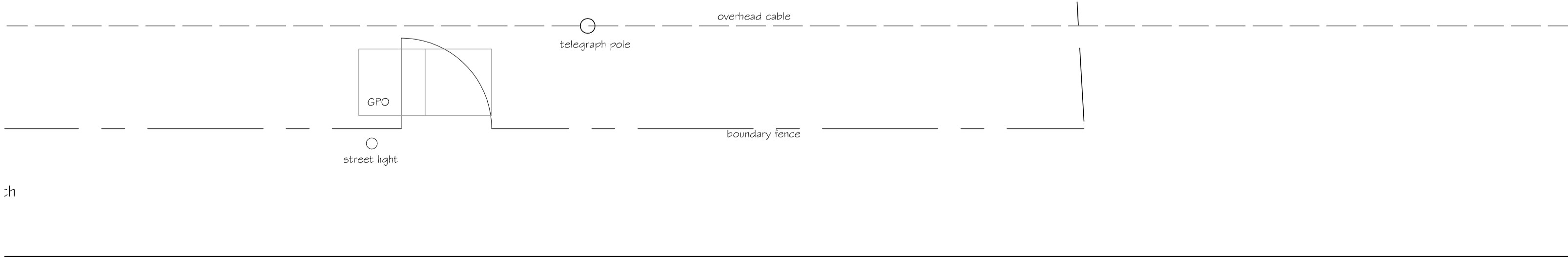
Job Title
**Essendon Water Tower
Bedwell Cottage
High Road, Essendon
Hatfield, Herts**

Drawing Title
**Plans & Elevations
Proposed**

Date June 2016 Scale 1:50

Job No 786 Drawing No 02

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H I G H R O A D

