

Mr Phil Koscienc

21 First Ave

Acton

London W3 7JP

July 2021

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192, AS AMENDED BY SECTION 10 OF  
THE PLANNING AND COMPENSATION ACT 1991

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED SINGLE-STOREY REAR  
CONSERVATORY), DETACHED GARAGE AND SWIMMING POOL, 5 BELL LANE, BELL BAR,  
BROOKMANS PARK, HATFIELD AL9 7AY

Dear Sir/Madam,

This application follows on from application 6/2021/1132/LAWP for the same proposals which was refused on 5 July.

The officers delegated report with the tick box analysis and discussion points is enclosed and it can be seen and in subsequent correspondence with Isaac Liu (enclosed) revealed that there were certain elements on the drawings which needed amending and although amended plans were submitted they were out of time to be considered.

Mr Liu recommended that the amended plans be submitted with a new application.

Please, therefore, find enclosed an application to certify lawfulness for proposed additions in the rear garden of this single-family dwellinghouse on behalf of Mr & Mrs Jake Livermore.

The additions comprise as follows

- Swimming pool and enclosure
- Single-storey detached garage
- Single storey rear conservatory extension

The extension and buildings are considered to be "permitted development" falling within the terms of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, 'Development within the curtilage of a dwellinghouse' and specifically Class A, 'The enlargement, improvement or other alteration to a dwellinghouse' and Class E buildings etc incidental to the enjoyment of a dwellinghouse.

The following drawings are included with the application to illustrate the proposals,

- AT 821-20 Rev A site and location plans
- AT 821-21 Rev A proposed ground floor plan
- AT 821-22 Rev B proposed elevations
- AT 821-23 Rev B proposed elevations of pool house

In particular, regarding the '*permitted development*' provisions,

- the total area of ground covered by buildings would not exceed 50% of the curtilage
- none of the buildings would project forward of a wall forming the principal elevation.
- All the buildings are single-storey
- The height of the buildings are consistent with the limitations set out in the Order.

Specifically, the swimming pool and enclosure and the detached garage are covered by Class E and the single-storey conservatory extension is covered by Class A of the Order, as follows,

*Swimming pool and enclosure*

The height of the pool enclosure is 2.5 metres.

*Detached garage*

The garage is detached and not situated forward of the wall forming the principal elevation. It is single storey with a maximum height of 2.5 metres.

*Rear conservatory*

The extension is single-storey and projects beyond the rear wall no further than the 4 metres permitted for a detached house and is no higher than 4 metres.

Yours faithfully,