

24 January 2023



Development Management
Welwyn & Hatfield Borough Council

Nigel Bennett BA Hons MRTPI
Director

Magenta Planning Limited
6 Rowben Close
Totteridge
London N20 8QR

BY PLANNING PORTAL

Dear Sir/Madam,

APPLICATION FOR PRIOR APPROVAL UNDER SCHEDULE 2, PART 1, CLASS A OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

KENTISH LANE BROOKMANS PARK, HATFIELD AL9 6NG

Magenta Planning are instructed on behalf of our client, 'Grangemoor Developments Ltd' (the Applicant), to submit an application for the Local Planning Authority's determination of 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) (England) Order 2015 as amended

Our submission comprises the following documents:

- Application forms
- Certificate B
- This covering letter
- PA 700 Location Plan
- PA 701 Existing Site Plan
- PA 702 Proposed Site Plan
- PA 706 Proposed Elevations
- PA703 Existing Floor Plans
- PA704 Proposed Floor Plans
- PA705 Existing Elevations

The application site relates to a dwelling approved on 6th November 2020 under application reference 6/2020/2155/FULL.

The dwelling has been built in accordance with the approved plans and the conditions listed below have been discharged as necessary:

Condition	LPA reference	Discharge date
1 (on-site reptile survey)	6/2021/2621/COND	16.12.2021
2 (badger walk-over survey)	6/2021/2621/COND	16.12.2021
3 (sample of materials)	6/2021/2668/COND	21.10.2021
4 (details of crown roof)	6/2021/3369/COND	21.12.2021
5 (details of hard surfacing)	6/2021/3369/COND	21.12.2021

The Proposal:

The application seeks: -

“Prior approval for the erection a single storey rear extension measuring 8 metres in depth and 3.34 metres in height”

Consistent with good practice, it should be noted that the applicant has consulted with both neighbours in respect of this proposal; no objections were received.

The main issues are set out below:

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) (England) Order 2015 as amended		
	Yes/No	To be PD
Have permitted development rights been removed	N	N
Is it detached?	Y	Y
Is it semi-detached or terraced?	N	
Is it within a conservation area	N	
(a) Has permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N	N
Development not permitted by Class A		
(b) 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) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N	N
(c) 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
(d) 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
(e) would the enlarged part of the dwellinghouse extend beyond a wall which:- (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N	N
(f) would, subject to paragraph (g), the enlarged part of the dwellinghouse would 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 – 8m	
(g) is the development outside of article 2(3) land (conservation area) or outside of a site of special scientific interest	Y	Y
(g) cont_ would it have a single storey (previous extensions to the rear 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 (ii) Be less than or equal to 4 metres in height	Y	
Have any representations been received from adjoining premises	N	
(h) 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	N	N

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;		
(i) 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	N	N
(j) 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
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)	N	N
(k) 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 2(3) 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;	N/A	N
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	N/A	N
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	N/A	N
(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	N/A	
A.3 Development is permitted by Class A subject to the following conditions:- (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,	Y	Y
(b) would any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house be: - (v) obscure-glazed, and (vi) 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;	N/A	Y
(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	N/A	Y

Summary

The application proposals have been considered against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England)

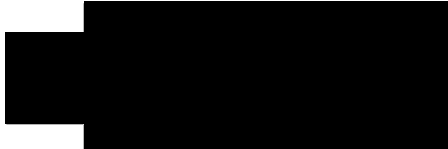
As demonstrated by this letter and associated application drawings, it is considered that development is permitted by virtue of compliance with Class A.

We therefore consider that the application proposals pass the relevant legislative tests set out by Schedule 2 and Prior Approval should be granted accordingly.

We look forward to receiving your letter of receipt for our submission and confirmation of validation. If you require any further information to assist with your assessment of the scheme, please do not hesitate to contact us.

Yours faithfully

Magenta Planning Limited



Nigel Bennett
Director
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