

Alison Young Planning Associates

Town Planning and Development Consultancy

Development Management,
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6AE

26 April 2019

Dear Sir/Madam,

Hard Landscaping works at 37 Northaw Road East, Cuffley, Herts EN6 4LU

Further to my recent discussions with Chris Perry in Planning Enforcement, please find attached an application for planning permission submitted on behalf of Mr Richard Hill, for hard landscaping works carried out in the rear garden of the above property.

The proposed works comprise the provision of raised planting beds at the end of the garden as shown on the submitted plans and photographs.

For the avoidance of doubt, the hard surfaced area or 'slab'; the shed; potting shed and greenhouse shown on the submitted Site Plan NWA-19-019-1 all benefit from deemed consent under Classes E and F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and do not therefore require planning permission.

Whilst our view is that planning permission is also not required for the planting beds because they fall within Class E, I understand that the Council's view is that the works do not comply Class E.1 (h) of the Order because they include the provision of a "*raised platform*". A formal planning application has therefore been requested by the Council.

This planning application is accompanied by the following drawings:-

- Location Plan NWA-19-019-LOC_E
- Site Plan and Sections/elevations NWA-19-019-1
- 'Before' and 'After' photographs of the works

The proposals have little or no visual impact outside the site and are not harmful to either the character or appearance of the surrounding area, or the amenities of nearby occupiers. The hard landscaping works therefore comply with policies D1, D2 and D8 of the adopted Welwyn Hatfield District Plan 2005 and policies SP9 and SADM11 of the emerging local Plan August 2016.

I hope that you have all the necessary information to enable you to determine the application and I look forward to hearing from you in due course.

Kind regards,

Alison Young
B.A (Hons); Cert TP

cc. Mr Richard Hill

Registered address: Yew Tree Cottage, Green End, Ware, SG12 0NX
Telephone: 01920 449015