

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/2657/PN8
Location: Carramore House 50 Vineyards Road Northaw Potters Bar EN6
 4PD
Proposal: Prior approval for the erection of a single-storey rear extension measuring 8m. in depth, 3.67m. in height and 2.4m. to the eaves
Officer: Mr S Dicocco
Recommendation: Prior Approval Not Required

Context		
Relevant planning History	Application Number: E6/1958/0721/ Decision: Granted July 1958 Proposal: Construction of two accessways.	Decision Date: 10
	Application Number: E6/1958/0924/ Decision: Refused September 1958 Proposal: Site for house.	Decision Date: 18
	Application Number: E6/1963/0128/ Decision: Granted February 1963 Proposal: Extension to House, Garage, Swimming Pool and Tennis Court	Decision Date: 13
	Application Number: E6/1968/2295/ Decision: Refused January 1969 Proposal: Site for 10 bungalows and garages.	Decision Date: 09
	Application Number: E6/1969/1292/ Decision: Granted July 1969 Proposal: Site for 6 detached dwellings.	Decision Date: 28
	Application Number: E6/1969/1533/ Decision: Granted September 1969 Proposal: Improvements and erection of three garages.	Decision Date: 15
	Application Number: E6/1971/1829/ Decision: Refused July 1971 Proposal: Site for 1 detached 4/5 bedroom house with double garage.	Decision Date: 23
	Application Number: E6/1973/0262/ Decision: Refused February 1973 Proposal: Site and layout for detached house with double garage.	Decision Date: 19
	Application Number: E6/1973/0263/ Decision: Refused April 1973 Proposal: Site for staff cottage and garage.	Decision Date: 18

<p>Application Number: S6/1993/0464/FP Decision: Refused Decision Date: 30 September 1993 Proposal: Conversion of and extension to dwellinghouse to provide residential nursing home for elderly people</p> <p>Application Number: S6/1997/0137/FP Decision: Granted Decision Date: 15 April 1997 Proposal: Erection of new garage block</p> <p>Application Number: S6/2004/1362/FP Decision: Granted Decision Date: 03 November 2004 Proposal: Reconstruction of existing garage</p> <p>Application Number: 6/2016/1021/HOUSE Decision: Granted Decision Date: 07 September 2016 Proposal: Erection of side extension to form double garage. Insertion of dormer windows and rooflights, plus addition of outside decking</p> <p>Application Number: 6/2016/2206/PN8 Decision: Prior Approval Refused Decision Date: 30 November 2016 Proposal: Prior approval for a single storey rear extension measuring 8m. in depth, 3.67m. in height and 2.4m. to the eaves</p> <p>Application Number: 6/2016/2154/LAWP Decision: Refused Decision Date: 06 December 2016 Proposal: Erection of 3 outbuildings and a single-storey rear extension (Application for a Lawful Development Certificate for a Proposed use or development)</p>

The main issues are:

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 the property a dwellinghouse	Y	Y
Is it detached?	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 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	N	N

(ii) fronts a highway and forms a side elevation of the original dwellinghouse		
(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 (see (g))	N
until 30th May 2019		
(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)	Y	
(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	Y 8m	
(ii) Be less than or equal to 4 metres in height	Y 3.673m	
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 (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse	N	N
(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 2.398m	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
(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
(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse	N/A	N
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:- (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are	N/A	Y

more than 1.7 metres above the floor of the room in which the window is installed;		
(c) would, where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse	N/A	Y

DRAWING NUMBERS

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
1471.PD.03		Existing First Floor & Roof Plan	13 December 2016
1471.PD.04		Existing Elevations	13 December 2016
1471.PD.05	A	Proposed Site Plan	13 December 2016
1471.PD.06	A	Proposed Ground Floor & First Floor Plan	13 December 2016
1471.PD.07	A	Proposed Roof Plan	13 December 2016
1471.PD.08	A	Proposed Elevations	13 December 2016
1471.PD.OS		Location Plan	13 December 2016
1471.PD.01		Existing Site Plan	13 December 2016
1471.PD.02		Existing Lower Ground & Ground Floor Plans	13 December 2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Determined By:

Mr A Mangham
24 January 2017