

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2018/1997/LAWP
Location: 53 High Road Essendon Hatfield AL9 6HS
Proposal: Certificate of lawfulness for the formation of a hardstanding which utilises the existing access and dropped kerb
Officer: Ms Emily Stainer

Recommendation: Granted

6/2018/1997/LAWP

Context		
Application Description	Certificate of lawfulness for the formation of a hardstanding which utilises the existing access and dropped kerb	
Relevant planning history	Application Number: S6/2001/0051/FP Decision: Granted Decision Date: 09 March 2006 Proposal: Alterations to existing crossover and construction of two brick piers Application Number: S6/2003/0452/FP Decision: Granted Decision Date: 03 July 2003 Proposal: Erection of replacement garage	
The main issues are:		
Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class F (consisting of the provision of a hard surface or replacement of the hard surface) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended		
	Yes / No	To be PD
Is the property a dwellinghouse	Y	Y
Have permitted development rights been removed	N	N
Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3	N	N
Development not permitted by Class F		
(a) would the hard surface be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and	Y	N
(b) would the area of ground covered by the hard surface, or the area of hard surface replaced, exceed 5 square metres,	Y	
If yes to (a) or (b) development is only permitted by Class F subject to the condition that where —		
either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse	Y	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
-		Plan	30 July 2018
Location Plan		Location Plan	12 September 2018
Proposed Block Plan		Proposed Block Plan	20 November 2018
Existing Block Plan		Existing Block Plan	19 September 2018

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

Determined By:

Mr Jonathan Murray
21 November 2018