

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

DELEGATED APPLICATION

Application No: 6/2020/1214/LAWP
Location: 44 Vineyards Road Northaw Potters Bar EN6 4PA
Proposal: Certificate of lawfulness for the erection of outbuilding
Officer: Mr Raymond Lee

Recommendation: Granted

6/2020/1214/LAWP

Context	
Application Description	Certificate of lawfulness for the erection of outbuilding.
Relevant planning History	<p>Planning</p> <p>Application Number: S6/1981/0292/ Decision: Refused Decision Date: 14 May 1981 Proposal: Site for residential development</p> <p>Application Number: S6/2006/0006/FP Decision: Refused Decision Date: 01 March 2006 Proposal: DEMOLITION OF EXISTING DWELLING AND DETACHED GARAGE AND ERECTION OF REPLACEMENT 5-BEDROOM DWELLING</p> <p>Application Number: S6/2006/0589/FP Decision: Refused Decision Date: 27 June 2006 Proposal: DEMOLITION OF EXISTING DWELLING AND GARAGE AND REPLACEMENT WITH 5 BEDROOM DWELLING WITH INTEGRAL GARAGE</p> <p>Application Number: S6/2006/1442/FP Decision: Refused Decision Date: 21 December 2006 Proposal: ERECTION OF FIRST FLOOR EXTENSION AND TWO STOREY SIDE EXTENSION INCORPORATING INCREASE IN RIDGE HEIGHT AND DORMER WINDOWS TO FRONT AND REAR ELEVATIONS</p> <p>Application Number: S6/2007/0148/FP Decision: Granted Decision Date: 26 March 2007 Proposal: ERECTION OF FIRST FLOOR EXTENSION AND TWO STOREY SIDE EXTENSION INCORPORATING INCREASE IN RIDGE HEIGHT AND DORMER WINDOWS TO FRONT AND REAR ELEVATIONS AND ERECTION OF DETACHED GARAGE</p>
The main issues are:	
Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended	
	Yes / To

	No	be PD
Is the property a dwellinghouse	Y	Y
Have permitted development rights been removed	N	N
Is it within a conservation area	N	
Is the proposed use incidental to the use of the dwellinghouse	Y	Y
E. The provision within the curtilage of the dwellinghouse of—		
(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse ¹ as such, or the maintenance, improvement or other alteration of such a building or enclosure; or (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.		N
Development not permitted		
E.1 Development is not permitted by Class E if—		
(a) Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P, PA or Q of Part 3	N	N
(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (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) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	N	N
(d) the building would have more than a single storey;	N	N
(e) the height of the building, enclosure or container would exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case;	N – 2.5m	N
(f) the height of the eaves of the building would exceed 2.5 metres;	N –	N
(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;	N	N
(h) it would include the construction or provision of a verandah, balcony or raised platform;	N	N
(i) it relates to a dwelling or a microwave antenna; or	N	N
(j) the capacity of the container would exceed 3,500 litres.	N/A	N
E.2 deliberately excluded		
E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	N	N

Conditions:

1. The proposal has been assessed against and complies with the conditions and limitations of Schedule 2, Part 1, Class E of The Town and Country (General Permitted Development) Order 2015 (as amended).

DRAWING NUMBERS

¹ "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse

2. 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
		Site Location Plan	1 June 2020
		Block Plan	1 June 2020
2012002	A	Proposed Outbuilding Plans	1 June 2020

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

Determined By:

Mr Jonathan Murray
3 July 2020