

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

DELEGATED APPLICATION

Application No: 6/2020/2119/PN8
Location: 24 Worcester Road Hatfield AL10 0DX
Proposal: Prior approval for the erection of a single storey rear extension 6m in depth, 3.7m in height and 2.7m eaves height
Officer: Mr Tom Gabriel

Recommendation: Prior Approval Refused

6/2020/2119/PN8

Context		
Application Description	The application site comprises a semi- detached dwelling in a regular- shaped plot on the north- western side of the road. The application is for the Council's prior approval for a single storey rear extension measuring 6m deep, 3.7m high and 2.7m at the eaves.	
Relevant planning History	None.	
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?	N	
Is it semi-detached or terraced?	Y	
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	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	N
(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) (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	
(ii) (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 (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;	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	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 The existing single storey side/ rear projection at the dwelling appears to be an original part of the building as its materials and those of the dwelling match and there are corresponding elements at many of the neighbouring and surrounding dwellings. On this basis, it is considered that the single storey side/ rear element of the dwelling is an original part of the dwelling. While the proposed extension would attach to this side/ rear element of the dwelling, it would not extend beyond a wall forming a side elevation of the original dwellinghouse as the side/ rear element is original. The extension would not form a 'wraparound' extension.	Y	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	N/A	N

dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;		
(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
(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:- (i) obscure-glazed, and (ii) 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

The proposed extension would extend beyond a side wall and therefore falls to be considered against the limitations set out in paragraph A.1(j) of the GPDO. Notwithstanding that the proposed extension would comply with the limitations set out in paragraph A.1(g), the construction of paragraph A.1 is such that development is not permitted by Class A if it fails to meet any of the clauses (a) – (k). As the extension would have a width greater than half the width of the original dwelling/house it would exceed the limitation on the width set out in clause (iii) of paragraph A.1(j). Therefore, the proposal is not permitted development and an application for planning permission is required.

Reasons for Refusal:

1. The proposed development fails to comply with the Schedule 2, Part 1, Class A.1(j) of the General Permitted Development Order 2015, as amended. The reason for this is because the proposed extension would have a width greater than half the width of the original dwellinghouse.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
SLP-3000		Location Plan	21 August 2020
PL-24-1000		Existing and Proposed Plans and Elevations	21 August 2020
BP-4000		Block Plan	21 August 2020

Determined By:

Mr Mark Peacock
5 October 2020