

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

DELEGATED APPLICATION

Application No: 6/2021/0915/LAWP

Location: 25 Daisy Drive Hatfield AL10 9FR

Proposal: Certificate of lawfulness for the erection of a loft conversion

consisting of a rear dormer and front velux windows

Officer: Ms Lois-May Chapman

Recommendation: Refused

6/2021/0915/LAWP

6/2021/0915/LAVVP	
Context	
Application	Description of application where description requires expanding
Description	
Relevant planning	Planning
History	
	Application Number: S6/1999/0884/FP
	Decision: Approval Subject to s106
	Decision Date: 30 June 2000
	Proposal: RESIDENTIAL DEVELOPMENT COMPRISING 370 DWELLINGS,
	NEW ROADS, CYCLEWAYS, FOOTPATHS, LANDSCAPING AND PUBLIC
	OPEN SPACE
	Application Number: S6/2001/1338/FP
	Decision: Approval Subject to s106
	Decision Date: 22 April 2002
	Proposal: RESIDENTIAL DEVELOPMENT COMPRISING OF 200
	DWELLINGS, NEW ROAD, CYCLE WAYS, FOOTPATHS, LANDSCAPING
	AND PUBLIC OPEN SPACE. (REVISIONS TO PLANNING PERMISSIONS
	S6/1999/0884/FP AND S6/2001/0577/FP)
	A 1' (' N O0/0004/0577/ED
	Application Number: S6/2001/0577/FP
	Decision: Approval Subject to s106
	Decision Date: 24 July 2003
	Proposal: RESIDENTIAL DEVELOPMENT COMPRISING 370 DWELLINGS,
	NEW ROADS, CYCLEWAYS, FOOTPATHS, LANDSCAPING AND PUBLIC
	OPEN SPACE. (REVISION TO PLANNING PERMISSION S6/1999/0884/FP)

The main issues are:

Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class B (consisting of an addition or alteration to its roof) 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	Υ	N

s it detached or semi-detached? s it terraced? s it terraced? s it terraced? Y s it within a conservation area L1 (a)Has permission to use the dwellinghouse as a dwellinghouse been granted nly by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of se)? se)? so) would any part of the dwellinghouse, as a result of the works, exceed the eight of the highest part of the existing roof s) would any part of the dwellinghouse, as a result of the works, exceed the eight of the highest part of the existing roof s) would any part of the dwellinghouse, as a result of the works, extend beyond ne plane of any existing roof slope which forms the principal elevation of the wellinghouse and fronts a highway d) would the cubic content of the resulting roof space exceed the cubic content of ne original roof space by more than: (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case N N N N N N N N N N N N N		V	1 1/
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installed	\	ī	
2 For the property of Class D "magnification and appears the mast appears to			
	B.3 For the purposes of Class B "resulting roof space" means the roof space as		
	enlarged, taking into account any enlargement to the original roof space, whether		
	permitted by this class or not (refer (c) above. B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge		
	boards and other minor roof details overhanging the eternal wall of the original		
	dwellinghouse are not be considered part of the development.		
·	Conclusion		
The property does not benefit from permitted development rights of Class B due to the rights being			being
emoved by condition 16 of the original planning application for the residential site. Planning		Planning	
DUICATION TATALANCA ZMIZIULI IUM / //EM GRANTAG ON TRA Z/I IUM ZUUZ	application reference S6/2001/0577/FP granted on the 24 July 2003.		

The main issues are:

Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class C (any other alteration to the roof) of the Town and Country Planning (General Development) (England) Order 2015 as amended

	Yes /	То
	No	be
		PD
Have permitted development rights been removed	N	N
Is the property a dwellinghouse	Υ	Υ
(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	Ν
Development not permitted by Class C		
(b) would the alteration protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N	N
(c) would it result in the highest part of the alteration being higher than the highest part of the original roof; or	N	N
(d) would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N	N
Conditions	•	
C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be— (a) obscure-glazed; and	N/A	Y
(b) 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.		

Conclusion

The proposed works are not permitted development by virtue of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by virtue of permitted development rights being removed by condition 16 of planning application S6/2001/0577/FP granted on the 24 July 2003.

Reasons for Refusal:

1. The proposed works are not permitted development by virtue of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by virtue of permitted development rights being removed by condition 16 of planning application S6/2001/0577/FP granted on the 24 July 2003.

REFUSED DRAWING NUMBERS

2.

۷.	Plan Number	Revision Number	Details	Received Date
	AL109FR- 25-01B		Existing & Proposed Plans & Elevations	8 April 2021

Determined By:

Mr William Myers 27 May 2021