

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/2196/PN8  
**Location:** 13 Holme Road Hatfield AL10 9LH  
**Proposal:** Prior approval for the erection of a single storey rear extension measuring 6m in depth, 3.5m in height, 3m to the eaves  
**Officer:** Ms Emily Stainer

**Recommendation:** Granted

6/2021/2196/PN8

Context		
Application Description	<p>Prior approval for the erection of a single storey rear extension measuring 6m in depth, 3.5m in height, 3m to the eaves.</p> <p>During the course of the application, it became evident that the neighbour consultation expiry date ended on the same date as the deadline for a decision. This was due to an additional day being added as a result of a public bank holiday on 30 August 2021. As prior approval applications have a determination date of 42 days after the date of registration and permission is granted by default if the Council does not issue a decision on the application before the expiry of the six weeks, a decision was made to assess the impact of the development on adjoining neighbours in the interest of completeness. This is in the 'discussion' section of the report below.</p>	
Relevant planning History	None	
The main issues are:		
<p align="center"><b>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</b></p>		
	Yes / No	To be PD
Have permitted development rights been removed?	<b>N</b>	N
Is the property a dwellinghouse?	<b>Y</b>	Y
Is it detached?	<b>N</b>	
Is it semi-detached or terraced?	<b>Y</b>	
Is it within a conservation area?	<b>N</b>	
(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);	<b>N</b>	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)	<b>N</b>	N

would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)		
(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	<b>N</b>	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	<b>N</b>	N
(e) would the enlarged part of the dwellinghouse extend beyond a wall which:- (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	<b>N</b>	N
(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	<b>Y – 6m</b> <b>N – 3.5m</b>	N
(g) is the development outside of article 2(3) land (conservation area) or outside of a site of special scientific interest	<b>Y</b>	Y
(g) cont_ would it have a single storey (previous extensions to the rear need to be taken into account)	<b>Y</b>	
(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	<b>Y – 6m</b>	
(ii) (ii) Be less than or equal to 4 metres in height	<b>Y – 3.5m</b>	
Have any representations been received from <b>adjoining</b> premises	<b>N – see below</b>	
(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;	<b>N</b>	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	<b>N – 3m</b>	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	<b>N</b>	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)	<b>N</b>	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	<b>N</b>	N
<b>A.2</b> 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	<b>N/A</b>	N

tiles;		
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	<b>N/A</b>	N
(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse	<b>N/A</b>	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)	<b>N/A</b>	
<b>A.3</b> 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
(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;	<b>N/A</b>	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	<b>N/A</b>	Y
<b>DISCUSSION</b>		
<p>Further to the above discussion, the impact on the amenity of adjoining neighbours has been assessed for completeness. No comments have been received to date.</p> <p>The proposed rear extension would be sited on the western elevation of the dwelling. There would be a separation distance of approximately 1.4m between the common boundary with 11 Holme Road to the south and the side elevation of the proposed extension, and approximately 3.7m between the flank walls of the two dwellings. In addition, historic planning records identify that a 4m depth extension was granted in 1995 at this property which appears to have been implemented. The impact on the amenity of 11 Holme Road is unlikely to be significant by virtue of this distance and the additional depth (approx. 2m) compared to the neighbours existing extension.</p> <p>15 Holme Road is sited to the north. The submitted block plan demonstrates that the proposed extension would be built in line with an existing extension at the adjoining property. An application for a single storey 6m depth extension at this property was granted under prior approval in 2014 under reference S6/2014/0699/HH. As the neighbouring dwelling benefits from an extension of a similar size and depth to that proposed under this application, the impact is unlikely to be detrimental to the occupiers of that dwelling.</p> <p>No other neighbours are thought to be impacted by the proposed extension. Therefore, it is recommended that prior approval is granted for this application.</p>		
<b>DECISION</b>		
<b>The proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) England) Order 2015 (as amended).</b>		

### **Conditions:**

1. The proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) England) Order 2015 (as amended).

DRAWING NUMBERS

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
128/211		Location Plan	20 July 2021
128/212		Block Plan	20 July 2021

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

**Determined By:**

Mr William Myers  
31 August 2021