

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

DELEGATED APPLICATION

Application No: 6/2022/0115/PN8
Location: The Old Cottage 86 Bell Lane Brookmans Park AL9 7AY
Proposal: Prior approval for single storey rear extensions 8m in depth, and 3m in height.
Officer: Ms Elizabeth Mugova

Recommendation: Prior Approval Not Required

6/2022/0115/PN8

Context	
Application Description	<p>The application site is a considerably sizeable plot located at the junction of Bell Lane and The Drive and is well screened with vegetation from both roads. The application dwelling is a large detached property.</p> <p>The application forms state that prior approval is for the erection of a single storey rear extension measuring 8m in depth, 3.00m in height and 2.50 to the eaves. The submitted plans show a depth of approximately 7.5m on the west elevation and 6.2m on the east side which is within the permitted development rights. The proposal includes two extensions at the rear of the property.</p>
Relevant planning History	<p>Application Number: S6/1981/0611/ Decision: Granted Decision Date: 23 November 1981 Proposal: Detached double garage</p> <p>Application Number: S6/1988/1076/FP Decision: Approval Subject to s106 Decision Date: 13 February 1990 Proposal: Two storey side extension</p> <p>Application Number: S6/2001/0056/FP Decision: Granted Decision Date: 26 March 2001 Proposal: ERECTION OF TWO STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION</p> <p>Application Number: 6/2020/1740/PN8 Decision: Refused Decision Date: 24 August 2020 Proposal: Erection of single storey rear extension to the rear of the original rear of the building</p> <p>Application Number: 6/2020/1714/HOUSE Decision: Refused Decision Date: 08 September 2020 Proposal: Erection of two storey front extension</p>

	Application Number: 6/2020/3290/PN8 Decision: Refused Decision Date: 15 January 2021 Proposal: Prior approval for the erection of a single storey rear extension measuring 4.83m in depth, 3.00m in height and 2.80 to the eaves		
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?	Y		
Is it semi-detached or terraced?			
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 (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N	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	Y - 7.5m N	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 – 7.5m		
(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	N	N	

(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;		
(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	N	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 dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A	N
(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
Discussion		
<p>North Mymms Parish Council have expressed a concern that the proposal is for very large extensions in the Green Belt and no special circumstances have been provided. The Parish Council has recommended that a full application should be submitted.</p> <p>Although the proposal appears large for a Green Belt location, permitted development rights have not been removed on this site. Also, the known history of the property includes a detached double garage granted permission in 1981 and a two storey side extension incorporating an annexe</p>		

granted in 1988. No other history of the property has been found and therefore, the single storey side projection indicated as part of the kitchen on the submitted plans is taken to be part of the original dwelling and the rear projection. Furthermore, the proposal as submitted meets the requirements for permitted development rights, therefore full planning application would not be required.

Conclusion

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.

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
413/01		Existing Location And Block Plan	18 January 2022
413/02		Existing Ground Floor Plan	18 January 2022
413/03		Existing First Floor Plan	18 January 2022
413/04		Existing Second Floor Plan	18 January 2022
413/08		Proposed Block Plan And Location Plan	18 January 2022
413/06		Proposed First Floor Plan	18 January 2022
413/07		Proposed Second Floor Plan	18 January 2022
413/05		Proposed Ground Floor Plan	18 January 2022

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

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (water interest etc.) Neither does this permission negate or override any private covenants or legal interest (easements or wayleaves) which may affect the land.
2. In addition, and separate to your planning permission, for the majority of schemes,

you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Determined By:

Mr Derek Lawrence
17 February 2022