

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

DELEGATED APPLICATION

Application No: 6/2022/0637/PN8
Location: Coverack 50 The Ridgeway Cuffley Potters Bar EN6 4BA
Proposal: Prior approval for an 8m rear extension from the kitchen and dining room to form a family room measuring 8 metres in depth and 3 metres to the eaves
Officer: Mrs Kerrie Charles

Recommendation: Refused

6/2022/0637/PN8

Context	
Application Description	This application is for a larger home extension. The proposed single storey extension will measure 8m in depth and 3m to the eaves.
Relevant planning History	<p>Application Number: S6/2000/1481/FP Decision: Withdrawn Decision Date: 07 March 2001 Proposal: Erection of two storey side extension with front dormer windows</p> <p>Application Number: S6/2002/0059/FP Decision: Granted Decision Date: 20 February 2002 Proposal: Two storey side extension with front dormer windows (re-submission following S6/2000/1481/FP)</p> <p>Application Number: 6/2016/0025/HOUSE Decision: Granted Decision Date: 08 September 2016 Proposal: Erection of single and two storey front, side and rear extensions</p> <p>Application Number: 1966/1890 Proposal: Extra bedroom and first floor Decision: Granted</p>

The main issues are:

- 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?	N	
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	N	N

M, N, P, PA or Q of Part 3 of this Schedule (changes of use);		
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 – 8m	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)	N - when joined to the existing first floor/roof extension	
(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 - 8m	Y
(ii) Be less than or equal to 4 metres in height	N - when joined to the existing first floor/roof extension	Y
Have any representations been received from adjoining premises	Y - Supporting the development	
(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;	Y - when joined to the existing first floor/roof extension	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	Y	N

dwellinghouse		
(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)	Y	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	N
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	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	Y

Reasons for Refusal:

1. The proposed works is NOT 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. The proposed extension would extend a first floor extension and would extend beyond a wall forming a side elevation, therefore fails to meet the requirements set under paragraphs A.1(f) and A.1(g) set out the limitations for single-storey extensions beyond the rear wall of the original dwelling/house and paragraph A.1(j) sets out the limitations for extensions beyond a wall forming a side elevation of the original dwelling/house. 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).

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
1569_300		Site Location Plan	17 March 2022
		Location Plan	17 March 2022
1569_301		Existing Block Plan	17 March 2022
569_310		Existing Floor Plans & Elevations	17 March 2022
1569_321		Proposed Floor Plans & Elevations	17 March 2022

Determined By:

Mr Mark Peacock
26 April 2022