

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>N6/2006/196/LU</u>
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NOTATION: The site is located within Welwyn Garden City as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is an end of terrace residential dwelling on the west side of Great Ley. To the rear of the dwellinghouse is an outbuilding.

DESCRIPTION OF PROPOSAL:

The application seeks a certificate of lawfulness for a single storey rear extension, which would replace the existing outbuilding. The proposed extension would be 4.5 metres deep, 3.3 metres wide. The roof would be flat and would be 2.5 metres in height.

PLANNING HISTORY:

None

DISCUSSION:

The main issues are

1) Can the Conservatory be Erected under the terms of Class A of the Town and Country Planning (General Permitted Development) Order 1995.

1) The application proposes the erection of a single storey rear extension following the demolition of an existing outbuilding. The site is an end of terrace residential dwelling and under Class A of the Town and Country Planning (General Permitted Development) Order 1995, development is not permitted if cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 50 cubic metres.

The current outbuilding is being demolished and no other extensions have been added to the dwelling. The proposed conservatory would be 35.3 cubic metres and therefore would not exceed the 50 cubic metres set in Class A.

None of the other criteria in the Town and Country Planning (General Permitted Development) Order 1995 are relevant to this application.

CONCLUSION:

The proposed single storey rear extension is considered to adhere to the terms of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995.

RECOMMENDATION:

The proposed works comply with the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995. It is therefore recommended that a Certificate of Lawfulness be APPROVED.

DRAWING NUMBERS:

Site Location Plan 1:1250 & Block Plan 1:200 & SK02 RECEIVED 6 FEB 07 and SK03 A RECEIVED 2 APR 07

Signature of author.......... Date.....02/04/07.....

AMENDMENT
02 APR 2007
NO: 6/2007/196/LU

40 Great Ley
Welwyn Garden City
Herts
AL7 4TR

2nd April 2007

RE: W6/2007/197/EM and N6/2007/196/LU

Dear Mr Silcocks,

Further to our recent conversations please find enclosed four copies of the revised elevations sketch. The sketch now shows a flat roof on the single storey extension as requested.

If you have any further queries please do not hesitate to contact me. Otherwise, I look forward to hearing from you shortly.

Kind regards,



Mrs E J Herman

SITE VISIT SHEET



WELWYN
HATFIELD
COUNCIL

File ref:

Site location:

Date: 16/2/07

Officer present: Sam Sikals

Correct neighbours notified: Yes / No

(N/A)

Site notice displayed: Yes / No / (N/A)

● MAIN OBSERVATIONS:

+ Existing rear element, however will be replaced.

+ No other extensions present.

APPLICATION NO.: N6/2007/196/LU
 EXPIRES: 03/04/2007
 CASE OFFICER: Mr S Silcocks

CALL IN EXPIRY: 9-3-07
 PARISH:
 CTEE/DEL: DEL

LOCATION: 40 GREAT LEY, WELWYN GARDEN CITY

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION FOLLOWING DEMOLITION OF EXISTING OUTBUILDINGS

	SENT	COM RECD	EXP		SENT	COM RECD	EXP		SENT	COM RECD	EXP
ACE				AM1				BA1			
BBC				BRO				BPA			
BRP				BRS				BRT			
CAA				CAB				CCC			
CEG				CEO				CGG			
CLA				CON				COP			
COS				CPO				CPR			
CSS				DET				DOT			
DTP				EAG				EAS			
ECS				EE1				EE2			
EH1				EH2				EN			
ENF				ENG				ENV			
ERC				ESS				ETB			
FBR				FOR				GAS			
GG1				GHS				GYP			
HBP				HCA				HCS			
HER				HMW				HPF			
HSE				HSG				HUS			
LAN				LVW				MAF			
NCC				NCR				NOR			
NPF				NRA				PA1			
PA				PLP				REF			
RC1				ROW				SPG			
STA				STE				TPO			
TVW				TWA				VS1			
WTC											

ADMINISTRATION OFFICER: Sue D.

ORIGINAL NOTIFICATION PERIOD --- TO ---

REVISED NOTIFICATION PERIOD --- TO --- (if applicable)

DATE OF SITE VISIT: 16/2/07

DATE SITE NOTICE POSTED: _____

SITE NOTICE EXPIRY: _____

REVISED SITE NOTICE POSTED: _____

SITE NOTICE EXPIRY: _____

CLEARED BY: PDCO RA
3/4/07

HODC [Signature]
3/4/07

CPO _____

