

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**
DELEGATED APPLICATION

Application No: 6/2022/2774/LAWP
Location: 16 Nimrod Drive Hatfield AL10 9LS
Proposal: Certificate of lawfulness for the erection of a porch
Officer: Ms Ashley Ransome

Recommendation: Granted

6/2022/2774/LAWP

Context		
Application Description	The applicant seeks a certificate of lawfulness for the erection of a porch.	
Relevant planning History	Application Number: 6/2022/1109/HOUSE Decision: Granted Decision Date: 15 August 2022 Proposal: Single storey rear extension to facilitate the creation of open plan kitchen/dining area, as well as extension to existing front porch Application Number: 6/2022/1110/LAWP Decision: Granted Decision Date: 12 September 2022 Proposal: Certificate of lawfulness for the creation of rear dormers to existing roof Application Number: 6/2022/2773/HOUSE Decision: Under consideration Decision Date: Proposal: Erection of two storey rear extension	
The main issues are:		
Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class D (consisting of the erection or construction of a porch outside any external door of the dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended		
	Yes / No	To be PD
Is the property a dwellinghouse	Y	
Have permitted development rights been removed	N	
D.1 Development is not permitted by Class D if:-		
(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	N
(b) would the ground area (measured externally) of the structure exceed 3 square metres;	N	N

(c) would any part of the structure be more than 3 metres above ground level; or	N	N
(d) would any part of the structure be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway	N	N
Conclusion		
The proposed works are permitted development by virtue of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.		

Conditions:

1. The proposed works are permitted development by virtue of Schedule 2, Part 1, Class D 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:

Plan Number	Revision Number	Details	Received Date
TQRQM2213 2235824228		Site Location Plan	6 December 2022
TQRQM2213 2220345239		Existing Block Plan	6 December 2022
16ND 001		Existing Plans and Elevations	6 December 2022
TQRQM2213 2220345239		Proposed Block Plan	6 December 2022
16ND 002		Proposed Plans and Elevations	6 December 2022

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

Determined By:

Mr Mark Peacock
31 January 2023