

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	N6/2013/0339/LUP
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NOTATION:

The site lies within the Central Welwyn Garden City Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site forms the right hand side of a pair of semi detached properties.

DESCRIPTION OF PROPOSAL:

This application seeks a certificate of lawfulness for the loss of a first floor rear window and replacement with a deeper window. This is as a result of internal alterations to the dwelling.

PLANNING HISTORY:

N6/2006/1381/FP: Erection of single storey rear extension. Approved.

REPRESENTATIONS:

None, period expired

DISCUSSION:

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) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008; and**
- 2. Other Material Considerations**

1. The application property does not appear to have had its permitted development rights removed.

The proposed development seeks a certificate of lawfulness for the removal of the existing window and replacement with a larger first floor window which would be sited in the rear elevation of the original dwelling. The GPDO allows alterations to the dwelling house, which includes the insertion of a window in the rear elevation, subject to certain criteria which the development would comply with. In this instance the windows would be to the rear, would be of a similar design to the existing fenestration at the property and the materials used in the exterior of the rear elevation would be rendered to match the existing exterior of the dwelling house.

It is therefore considered that the proposed development complies with the GPDO.

2. None

CONCLUSION:

The proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

It is therefore recommended that a certificate of lawfulness be approved for this development.

RECOMMENDATION: APPROVAL

The proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

DRAWING NUMBERS:

Site Location Plan received and dated 26 February & Drawing No. 578BD_SH1 Rev A received and dated 8 April 2013.

Signature of author..... Date.....