

Our Ref: 24020

Date: 24 October 2024

Development Management
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3JF

Via Planning Portal Ref. PP-13501102

Dear Sir / Madam

Application of Certificate of Lawful Proposed Use or Development at The Cottage, 73 Park Lane, SG3 6PP.

On behalf of our client, Mr Gary Withers ("the applicant"), we are pleased to enclose an application seeking a Certificate of Lawful Proposed Use or Development (CLPUD) under Section 192 (1)(b) of the Town and Country Planning Act 1990 (as amended). The application seeks to confirm that a rear and side extension would be lawful under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition to this covering letter, the following documents are enclosed in support of this application:

- Application Form
- 1121 01 (Existing Floor Plans)
- 1121 02 (Existing Elevations)
- 1121 03 (Location Plan & Existing Site Plan)
- 1121 SK20-A (Proposed Plans)
- 1121-SK21-A (Proposed Elevations)
- 1121 SK22 (Proposed Site Plan)

Site Context

The Cottage is a detached dwelling with associated garages located on the southern side of Park Lane, Old Knebworth. The site is a self-contained residential dwelling separate from Cuckoo Hall. The site is not within a Conservation Area, AONB, National Park or World Heritage Site.



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Planning History

On 4 September 2024 a Certificate of Lawfulness was granted for the existing use of outbuilding as a self-contained residential unit under reference 24/01662/LDCE.

Proposed Development

The proposals presented as part of this application is for the erection of a single storey rear and a single storey side extension. The single storey side extension would be situated on the southern side of the property. It would have a depth of 2.66 metres, a width of 11.55 metres and a maximum height of 2.65 metres. The proposed single storey rear extension would have a depth of 1.75 metres, a width of 5.32 metres and a height of 2.65 metres. The proposed materials would be similar in appearance to those used in the construction of the existing dwellinghouse and the proposed development would not incorporate any upper floor side facing windows.

Assessment Against the GPDO

Schedule 2, Part 1, Class A of the GPDO allows for the following:

"The enlargement, improvement or other alteration of a dwellinghouse."

The following paragraphs demonstrate how the proposal meets the criteria set out under Class A.

- (a) Permission for use as a dwellinghouse was granted under lawful development certificate application 24/01662/LDCE.
- (b) The total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50%.
- (c) The height of the proposed extension would not exceed the highest part of the roof of the existing dwellinghouse.
- (d) The eaves of the proposed extension would not exceed the eaves of the existing dwellinghouse.
- (e) The principal elevation of the house is the western elevation; where the front entrance is located. The proposed extensions would not extend beyond the principal elevation or any wall fronting a highway.
- (f) The proposed extension would extend beyond the rear elevation by 1.75 metres and would have a maximum height of 2.65 metres.
- (g) The applicant is not applying under the prior approval process.
- (h) The proposed extension would be single storey.
- (i) The eaves height of the proposed extension would be 2.65 metres.
- (j) The proposed side extension would be single storey, have a maximum height of 2.65 metres and would have a maximum width of 2.66 metres, less than half the width of the original dwellinghouse. The proposed extension would not exceed any of the limits set out in paragraphs (e) to (j).

- (k) The proposed extension would not include the construction of a veranda, balcony or raised platform, works to a microwave antenna, works to a chimney flue or alteration to any part of the roof of the dwellinghouse.



Summary

As demonstrated above, the proposed development of a single storey side and single storey rear extension would comply with the restrictions set out within Schedule 2, Part 1, Class A of the GPDO.

If you have any queries in relation to the submitted material, please do not hesitate to contact me.

Yours faithfully

[Redacted signature]

Sophie Middleton MRTPI

Associate

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