DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00334/LDCP	Garage conversion including insertion of window following removal of garage door.	15 Gun Lane Knebworth Hertfordshire SG3 6BH

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 15 is a semi-detached chalet bungalow located on the east side of Gun Lane, Knebworth

4.2 **Proposal**

4.2.1 Replacement of garage door with rendered blockwork and casement window to facilitate the conversion of the existing integral garage to ancillary habitable accommodation.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1.

4.3.2 The garage is proposed to be converted for use as ancillary habitable accommodation. This would not be a material change of use and as such would not fall within the meaning of 'development' as defined by Section 55 of the Town and Country Planning Act 1990. The use of the floorspace is therefore able to proceed lawfully.

4.3.3 The physical alterations required to facilitate the conversion of the garage including the insertion of blockwork and a casement window would be compliant with the requirements and conditions of Class A of the Order.

4.4 **Conclusion**

4.4.1 It is my view that the proposed development would comply with Class A of the GPDO as amended.

5.0 **Recommendation**

5.1 That a certificate of lawfulness be **ISSUED** for the following reason:

Proactive Statement:

The proposed use of the garage as habitable accommodation does not constitute

development as defined under Section 55 of the Town and Country Planning Act 1990. The proposed replacement of the garage door with a rendered wall and a casement window doesinvolve development and by virtue of Section 57 of the said Act, requires planning permission. However, the proposed alterations would benefit from the general planning permission granted under Article 3 of the Town and Country Planning (General PermittedDevelopment) Order 2016 since it meets the relevant provisions, limitations and conditions of Part 1, Class A of that Order.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 April 2018	