DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00473/LDCP	Single storey outbuilding in rear garden.	24 Willian Way Letchworth Garden City Hertfordshire SG6 2HG

Submitted Plan Nos

Location Plan; 3051-1

1.0 Policies

NONE	None Relevant

2.0 **Site History**

2.1 07/00854/1HH Two storey rear and single storey rear and side extensions following demolition of existing conservatory and brick built shed GRANTED

2.2 06/02477/1HH Two storey side extension following removal of existing timber shed. Single storey rear and side extension following removal of existing conservatory and brick shed GRANTED

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a detached house in Willian Way with No 22 to the north and No 26 to the south.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the erection of a single storey detached outbuilding following the demolition of the existing shed. The outbuilding would measure approximately 5m in depth, 10m long and 2.5m in height to the eaves with a pitched roof of 4 metres high and would be used as a gym/pool room and potting shed.

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:

E.1-
(a) The dwelling house was not granted as a change of use by virtue of the specified classes.
(b) The outbuilding would not exceed 50% of the curtilage of the original dwellinghouse.
(c) It would not be forward of the principal elevation.
(d) The building would not be greater than single storey.
(e) It would not exceed 4 metres in height and would be greater than 2 metres from the boundary.
(f) The eaves would not exceed 2.5 metres high.
(g) Not a listed building.
(h) No verandah etc.
(i) It is not a dwelling or antenna
(j) Not a container.

E.2 does not apply.

E.3 not on article 2(3) land.

4.3.2 The proposed outbuilding would, therefore, be permitted development as defined by Town and Country Planning (General Permitted Development) Order 2015. Schedule 2, Part 1, Class E.

4.4 **Conclusion**

4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed outbuilding would constitute permitted development by virtue of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

5.0 **Recommendation**

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

1. A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed outbuilding would constitute permitted development by virtue of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 March 2018	