

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02503/LDCP	Installation of wall mounted electric vehicle (EV) charger	17 Haycock Round Great Ashby Stevenage Hertfordshire SG1 6GS

Submitted Plan Nos

Location Plan Side Elevation and Floor Plan

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises a terraced two storey dwelling with a pitched roof on the east side of Haycock Round in a residential part of Great Ashby.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the installation of an electric vehicle charging point on the front elevation of the dwelling.

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 2, Class D, as amended. Permitted development rights for this part of the GPDO have not been removed by planning condition.

4.3.2 D.1 Development is not permitted by Class D if the outlet and its casing would—

(a) exceed 0.2 cubic metres;

The outlet would be approx. 0.005 cubic metres, and so complies with this criterion.

(b) face onto and be within two metres of a highway;

The outlet would be situated on a side wall and would be more than 2m away from the highway, and so complies with this criterion.

(c) be within a site designated as a scheduled monument;

The site is not a scheduled monument, and so complies with this criterion.

(d) be within the curtilage of a listed building;

The site is not in the curtilage of a listed building, and so complies with this criterion.

Conditions

D.2 Development is permitted by Class D subject to the conditions that when no longer needed as a charging point for electric vehicles—

(a) the development is removed as soon as reasonably practicable; and

(b) the wall on which the development was mounted or into which the development was set is, as soon as reasonably practicable, and so far as reasonably practicable, reinstated to its condition before that development was carried out.

Not applicable at this time.

4.4 **Conclusion**

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed 'Installation of wall mounted electric vehicle (EV) charger measuring approximately 256mmx193mmx106mm' constitutes permitted development by virtue of Class D, Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 January 2025	