NO CHQ
DC/08061

N.H.D.C.
12 JAN 2013

NHDC

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DEVELOPER NOTIFICATION TO LOCAL PLANNING AUTHORITY OF PROPOSAL TO ERECT 3M-6M REAR EXTENSION (ON AN ATTACHED HOUSE) OR 4M-8M REAR EXTENSION (ON A DETACHED HOUSE)

(PROCESS AS SET OUT BY CONDITION A.4 OF SCHEDULE 2 PART 1 CLASS A OF THE GPDO 1995, AS AMENDED)

What is the address of the site:

104 Kyrkeby, Letchworth Garden City, Hertfordshire, SG6 2PR

Please describe the proposed development:

Single storey rear extension to replace existing conservatory.

How far will the extension extend beyond the rear wall of the *original house, in metres measured externally: ***(*the house as built prior to any additional extensions)***

4500mm

What will be the maximum height of the extension, in metres measured externally above natural ground level:

3400mm

What will be the height of the eaves of the extension, in metres, measured externally above natural ground level:

3400mm

Is the dwelling detached ☐ **or attached** ☒

Have you included a plan indicating the site and showing the extension: ***(this is required by the legislation. Note: to avoid possible delay by the LPA having to request information at a later stage this requirement would normally be a block plan and elevations to a suitable metric scale)***

- Existing Layout Plan
- Block Plan
- Proposed Layout Plan
- Existing Elevations
- Proposed Elevations

Please list the addresses of ALL adjoining properties ***(i.e. any property that shares a boundary with the site)***

Text

- 103 Kyrkeby, Letchworth, Hertfordshire, SG6 2PR
- 105 Kyrkeby, Letchworth, Hertfordshire, SG6 2PR

What is your name:

James Owen

What is your contact address ***(if applicable this can be noted as "same as site address")***

Same as site address

What is your email address: ***(if you are happy to receive communications electronically)***

contact@jamesowen.me.uk

Please refer to the following important notes for further information and guidance

N.H.D.C.
12 JAN 2018

IMPORTANT NOTES FOR DEVELOPERS

- This form has been designed to help ensure that you provide the LPA with the information required by legislation *(the form is optional as legislation does not require a form is submitted)*

- From the date when the LPA receives your notification (with the information required by the legislation), the LPA has a period of 42 days to notify you of one of the following outcomes:

  - Prior approval is not required.

  - Prior approval is given.

  - Prior approval is refused.

- If prior approval is not required or if prior approval is given then this will indicate that the proposed development would comply with condition A.4 of Part 1 Class A of the GPDO 1995 (as amended) as well as the other limitations or conditions of Part 1 Class A. If the LPA fails to notify you of one of the above outcomes within 42 days, then this will also indicate that the proposed development would comply with condition A.4 of Part 1 Class A of the GPDO 1995 (as amended) but will not indicate whether or not the proposed development would comply with any other limitations or conditions of Part 1 Class A. After you receive the decision (of if the LPA fails to notify you within 42 days), for confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all the limitations of Part 1 Class A), then you should submit an (optional) application to the LPA for a Lawful Development Certificate (LDC).

- If prior approval is refused, then this will indicate that the proposed development would not comply with condition A.4 of Part 1 Class A of the GPDO 1995 (as amended) and will indicate whether or not the proposed development would comply with any of the other limitations or conditions of Part 1 Class A. After you receive the decision, you will have the right to submit an appeal to the Planning Inspectorate.

- It is important to note that if an objection is received from any adjoining premises, then the LPA is required to consider the impact of the proposed development on the amenity of **all** adjoining premises. If the LPA considers the information you have submitted is insufficient for them to be able to assess this impact, then they may ask you to submit further information, or they may refuse prior approval on the basis that the information you have submitted fails to demonstrate that the impact would be acceptable. To reduce the likeliness of the latter situation you may wish to submit further information at this initial state. In particular, please consider the following:

  - Although the legislation requires you to state the "maximum height" and the "height of the eaves" of the extension, this information by itself does not necessarily establish what would be the height of the part of the extension nearest to the adjoining premises. For example, would the extension have a hipped roof or a mono-pitched roof, and if the latter what would be its orientation? Furthermore, would the roof of the extension have raised parapet walls, and if so what would be their height? You may, therefore, wish to submit further information at this initial stage about the height and design of the roof of the extension.

- As advised by the DCLG "Permitted development for householders – Technical Guidance" document, "height" is measured from the highest part of the surface of the natural ground immediately adjacent to the proposed development. If the natural ground level adjacent to the proposed development is not uniform, then you may wish to submit further information at this initial stage to demonstrate that the figures that you have stated for the "maximum height" and the "height of the eaves" of the extension are based upon the correct interpretation of the term "height".

- To enable the impact of the proposed development on the privacy and overlooking of adjoining premises to be assessed, you may wish to submit further information at this initial stage about any windows and any other areas of glazing, including their position and size, whether they would be clear-glazed, and whether they would be opening or non-opening.

- To enable the owners and occupiers of the adjoining premises to know what materials would be used for the proposed development, you may wish to submit further information at this initial stage about materials.

- After you submit your notification to the LPA, if you do not receive any correspondence within 2 weeks, then you should contact the LPA to check whether or not they have received your notification, in case it has been lost in the post. Similarly, if you do not receive a written notice from the LPA (i.e. notifying you of the outcome) within 6 weeks from the date that they receive your notification, then you should contact the LPA to check whether or not they have issued a written notice.