

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Head of Planning, Transportation and Regeneration

Address COPSE COTTAGE RICKMANSWORTH ROAD NORTHWOOD

Development: Conversion of garage to habitable use for use as an annex with alterations to elevations (Application for a Certificate of Lawful Development for a Proposed Development).

LBH Ref Nos: 70467/APP/2021/1223

Drawing Nos: A0-100 Rev. B
A1-110 Rev. B
A1-211 Rev. B
A2-211 Rev. B
A2-110 Rev. C
A1-210 Rev. B
A2-113 Rev. B
A1-113 Rev. B
A1-110 Rev. B
A2-210 Rev. B
Planning Statement

Date Plans Received: 26/03/2021

Date(s) of Amendment(s):

Date Application Valid: 08/04/2021

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal would be tantamount to the creation of a self contained separate dwelling which could not be considered to result in the provision of a building required for a purpose incidental to the enjoyment of the dwellinghouse as such.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

2.0 Planning Considerations

The use of the outbuilding as a self-contained annexe, with living area, potential kitchen area, bedroom and bathroom is not considered to be incidental to the use of the dwellinghouse and would be tantamount to the creation of a separate dwelling, capable of separate occupation and use. The proposed use of the outbuilding would not therefore fall

within the conditions of Class E.

3.0 Relevant Planning History

70467/APP/2014/4220 Copse Cottage Rickmansworth Road Northwood

Single storey rear extension, installation of roof terrace to first floor and conversion of attached garage to habitable use involving alterations to front elevation

Decision Date: 02-02-2015 Refused

70467/APP/2015/3463 Copse Cottage Rickmansworth Road Northwood

Single storey detached garage to rear

Decision Date: 07-12-2015 Approved

70467/APP/2015/3578 Copse Cottage Rickmansworth Road Northwood

Conversion of attached garage to habitable use involving alterations to front and rear elevations

Decision Date: 17-12-2015 Approved

70467/APP/2016/2294 Copse Cottage Rickmansworth Road Northwood

Porch to front (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 12-08-2016 Approved

70467/APP/2017/3823 Copse Cottage Rickmansworth Road Northwood

Installation of dropped kerb to side

Decision Date: 30-01-2018 Approved

4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed/ in a Conservation Area?

NO

CLASS E - Outbuildings

Does the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?

NO

Does any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse?

NO

Does the building have more than one storey?

NO

Does the height of the building, enclosure or container exceed-
(i) 4 metres in the case of a building with a dual-pitched roof,
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii) 3 metres in any other case?

NO

Does the height of the eaves of the building exceed 2.5 metres?

NO

Is the building, enclosure, pool or container situated within the curtilage of a listed building?

NO

Does it include the construction or provision of a veranda, balcony or raised platform (means a platform with a height greater than 300 millimetres)?

NO

Does it relate to a dwelling or a microwave antenna?

NO

Does the capacity of the container exceed 3,500 litres?

NO

In the case of any land within the curtilage of the dwellinghouse which is article 1(5) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse

NO

5.0 Other including Measurements

The key issue to be considered is whether the proposed use would be incidental to the enjoyment of the main dwelling house and therefore considered to be ancillary and incidental to the enjoyment of the dwelling house as set out in Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

The use of the outbuilding as a self-contained annexe, with living area, bedroom, potential kitchen area and bathroom is not considered to be incidental to the use of the dwellinghouse and would be tantamount to the creation of a separate dwelling, capable of separate occupation and use. The proposed use of the outbuilding would not therefore fall within the conditions of Class E.

The applicant has stated in the application form the intended use of the outbuilding will be an annexe incidental to the main dwellinghouse. However, the plans show the presence of a potential kitchen area and it could be assumed cooking facilities

would allow the outbuilding to be used as a separate unit independent of the main dwelling.

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