

East Herts Council
via Planning Portal



29th August 2023

To Whom it May Concern

Application for The Temporary Use of Outbuilding to provide accommodation for owners during the construction of their replacement dwelling –Little Croft, Ermine Street, Colliers End, Ware, Hertfordshire SG11 1EH

We have been instructed by our clients, [REDACTED] who reside at the above address to submit an application for temporary planning permission to enable them to reside in their outbuilding for the duration of the works that are currently being undertaken to extend their property.

The applicants had originally received planning permission to extend their home under a Householder Application LPA Ref. 3/16/0639/HH for 'Two Storey Side and Rear Extension – amended scheme'. This application also included a refurbishment of the existing dwelling with significant changes to the exterior that have already been deemed acceptable by the Local Planning Authority as evidenced through the grant of the extension permission.

In the implementation of this permission, the original objective was to retain one of the original side walls. However, when the remainder of the original dwelling was demolished in accordance with the previous grant of permission, the remaining supporting wall that was to be retained was no longer structurally sound and collapsed.

Accordingly, the applicants are now required to apply for retrospective planning permission to re-build the existing house with extension in exactly the same location and of the same form, scale and massing as permitted (i.e. identical) in order to regularise the planning position. This application has been submitted and is awaiting determination.

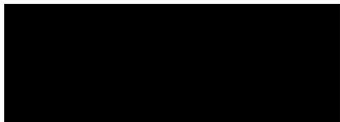
As is the norm in comprehensive residential developments such as this, homeowners usually reside within the grounds in temporary accommodation during the construction works. However, the applicants have an existing outbuilding which they would like to temporarily reside in during the course of the determination of the retrospective application and throughout the completion of the works to their new home.

Whilst the use of the outbuilding as a temporary accommodation for the homeowners is still a use incidental to the primary use of the dwellinghouse, the applicants would like to avoid any potential confusion that may arise based on an incorrect assumption that their

intention is to create a self-contained unit within the outbuilding, hence this application for temporary accommodation within the outbuilding.

Should you need any further clarification on any of the above, please contact the undersigned.

Yours Sincerely



Karen Crowder-James

Director

