

**Retention of an existing 4 bedroom detached house**

at

**35 Burnham Green Road Burnham Green Welwyn Hertfordshire AL6 0NL**

**PLANNING STATEMENT**

This application seeks permission for the retention of the existing detached house.

The application site lies on the south east side of Burnham Green Road, and formerly contained a two storey dwellinghouse dating from the 1920's. The original dwelling was demolished in approximately February 2017.

The site and surrounding area is located within the Metropolitan Green Belt but is characterized by predominantly large detached houses set in mature landscaped plots.

Planning permission was granted in December 2019 (ref: 3/19/2065/FUL) for the erection of a detached dwelling, including a basement level with open light wells and railings to the rear and 2 sides.

Construction of the new dwelling commenced in mid 2021 and was completed and occupied in September 2022. However, the basement level and open light wells were not constructed as part of the development.

Subsequent to the occupation of the completed house, the applicant constructed 2no. rear dormers and a number of roof lights, to allow the roof space to be converted to living accommodation.

The planning approval did not remove permitted development rights for extensions to the roof of the house, and an application for a Certificate of Lawfulness was submitted in respect of the dormers and roof lights.

This application was refused as the applicant was not able to provide definitive documentary evidence as to exactly when the dormers were constructed and roof lights installed.

This application is therefore submitted to regularize the house as currently exists.

The applicant submits that on balance, the introduction of 2no rear dormers in lieu of the omission of the approved light wells and railings reduces the overall built form of the dwelling and does not therefore have a detrimental effect on the openness of the green belt.