

[REDACTED]
103 Tamworth Road
Hertford
SG13 7DN
Date 5th April 2024
[REDACTED]

To East Herts Planning

Re: 103 Tamworth Road, Hertford

Supporting Statement for proposed Single Storey Rear Extension

Please find enclosed plans for a 2 metre rear extension to the above dwelling.

When the residential redevelopment of the former bus station site was approved back in 1989 (Ref: 3/1947-88ZA) the Class A 'permitted development rights' for extension and alterations, which usually accrue to dwellings, were taken away 'in the interests of amenity'. The condition still remains albeit National Planning Guidance questions the necessity for such restrictions on new development and the NPPF Dec 2023 (para 54) says the rights should not be withdrawn unless there is 'clear justification'.

Therefore, although the extension is less than the 3 m 'permitted' usually by Part 1 Class A of the General Permitted Development Order 1995, an application is required. More frustratingly, a planning fee is required too. (The fee exemption that long applied in such cases of the removal of PD rights was ended in 2018 without any clear justification). As the total fee, including the planning portal arrangement fee, comes to £322 it feels harsh as well as inconsistent. For instance, comparison with other planning fees reveals that if I had applied for a 'Prior Notification' for a 6m deep extension the fee would only have been charged £120. It's an area in need of review. I appreciate East Herts does not determine the planning fees but if the authority is in a position to feedback to the relevant Government Department on this point I hope it will do so.

Given all the parameters of generally permitted development rights for extension I trust the proposal will be acceptable. In most circumstances it would be 'permitted development'. Furthermore, the extension enables

provision of a downstairs toilet for the dwelling, now a standard requirement of new dwellings under the Building Regulations.

Site access to view the proposal can be easily arranged. A visit will confirm that a flat roof 4 metre rear extension of the adjacent dwelling, No. 105 Tamworth Road, was approved in 2018. The officers report (Ref: 3/18.0333/HH) commented that the design and neighbour impact were acceptable. Like that application, floor levels will be no lower than existing having regard to flood zone 2 planning considerations.

There are a number of small plants and a cherry tree at the rear of the site which is now outgrowing its location and will probably need to be removed anyway to facilitate construction access. I hope to protect other recently planted fruit trees and the garden will be re-landscaped following completion of works.

The relevant planning policies DES4 and HOU11 of the adopted East Herts District Plan 2018 are considered to be satisfied and planning permission should be granted. While not matters requiring permission in themselves the proposal is part of a decarbonising project that will enhance the energy efficiency of the dwelling and end the use of a gas heating system, most likely via better insulation and adoption of an air source heat pump. The proposal should be viewed positively as meeting all the criteria for sustainable development (NPPF 2023 para 38).

Please let me know if you require anything else. I otherwise look forward to your acknowledgement of the application and in due course the receipt of planning permission in order that the project can progress smoothly.

Yours Faithfully

Tim Hagyard