



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/0995/FP

Erection of rear conservatory

at: 10 Bluebell Way HATFIELD

Applicant Name And Address

Mr Stephen Avery
10 Bluebell Way
HATFIELD
AL10 9FJ

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 20/05/2010 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended).

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: 1:1250 Site Location Plan & 1:100 Existing and Proposed Floor Plan & 1:100 Existing and Proposed Side Elevation & 1:100 Existing and Proposed Front and Rear Elevations & 1:100 Existing and Proposed Roof Plan received and dated 20 May 2010 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and development plan policies SD1, GBSP2, R3, M14, D1, D8 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Date: 15/07/2010

A handwritten signature in black ink, appearing to read 'TH', followed by a long horizontal line extending to the right.

Tracy Harvey
Head of Development Control