



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/1555/FP

Erection of single storey side and rear extensions (amendments to application S6/2007/1588/FP)

at: 85 The Ridgeway Cuffley POTTERS BAR

Agent Name And Address

Mr M David
MD Designs
9 Jepps Close
GOFFS OAK
Hertfordshire
EN7 6UT

Applicant Name And Address

Mr K Panayiotou
85 The Ridgeway
Cuffley
POTTERS BAR
Hertfordshire
EN6 4BG

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 20/07/2010 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: Site Location Plan 1:1250 received and dated 20 July 2010 & rid/10/plan 1b & rid/10/plan 2b received and dated 23 August 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.

PRE OCCUPATION

3. The 2m high boundary treatment with No.83 The Ridgeway shall be completed in accordance with the details shown on approved drawing rid/10/plan 1b and shall remain in that form thereafter.

Reason: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

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POST DEVELOPMENT

4. 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.

5. Other than the windows shown on the approved drawings to which this planning permission relates, no windows shall be inserted into the flank elevations of the extensions hereby permitted without the prior written consent of the Local Planning Authority.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

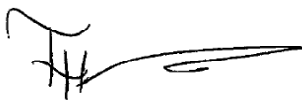
6. On the west side elevation of the proposed building the windows at ground floor level for the dining room and kitchen along with those for the bedrooms (on approved drawing rid/10/plan received and dated 23 August 2010) shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policies PPS1 & PPG2 and local development plan policies (i.e. the Welwyn Hatfield District Plan 2005 SD1, GBSP1, RA3, R3, R5, M14, D1, D2, D9, D7, D8 and D5, 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: 14/09/2010



Tracy Harvey
Head of Development Control

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