



TOWN AND COUNTRY PLANNING ACT 1990

## **PLANNING DECISION NOTICE – PERMISSION**

**S6/2010/1706/FP**

**Erection of single storey rear extension**

**at: Fox Meadow 40 Firs Wood Close Northaw POTTERS BAR**

### **Applicant Name And Address**

Mr P Rigotti  
Fox Meadow  
40 Firs Wood Close  
Northaw  
POTTERS BAR

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 26/08/2010 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: 005 received and dated 26 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.

### **POST-DEVELOPMENT**

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 National Planning Policy PPS1, PPG2 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, RA3, D1, D2 and Supplementary Design Guidance), 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:** 14/10/2010

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey  
Head of Development Control