



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2010/1929/FP

Erection of first floor rear extension

at: 3 Wilkins Green Lane HATFIELD

Agent Name And Address

Mr G Loftus
15 Exeter Court
Maple Road
SURBITON
KT6 4AX

Applicant Name And Address

Ms S Hassel
Erry Lodge
3 Wilkins Green Lane
HATFIELD
AL10 9RT

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 07/09/2010 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 & 1:500 Block Plan & 266588/10/301 Rev A received and dated 07 September 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 ...

4. The first floor east facing flank elevation of the proposed building 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 Policy PPS1, PPG2 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, D1, D2, RA11 M14 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: 02/11/2010



Tracy Harvey
Head of Development Control