



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2011/1397/FP

Erection of single storey extension and removal of existing double garage

at: Stocks 4 Lysley Place Brookmans Park HATFIELD

Agent Name And Address

Mr Kevin O'Callaghan
374A St Albans Road
WATFORD
WD24 6PJ

Applicant Name And Address

Mr M Cumberland
Stocks
Lysley Place
Brookmans Park
HATFIELD
AL9 6NZ

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 27/07/2011 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 & PL2000 & PL3000 received and dated 27 July 2011 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-DEVELOPMENT

3. Prior to construction of the extension hereby permitted, the existing double garage to the western side of the site shall be demolished and all the materials arising from such demolition shall be completely removed from the site in accordance with drawing PL-3000 received and dated 27 July 2011.

Continuation ...

REASON: The site lies outside of established settlement limits and therefore within an area where only limited extensions are allowed to dwellings. The Local Planning Authority would not be prepared to permit inappropriate extensions to the main dwelling or outbuildings within the plot, which would cumulatively affect the openness and of the Green Belt and be disproportionate to the original dwelling. Therefore, the removal of some existing built development (the garage) is necessary in the interests of preserving the character and appearance of the area in accordance with Policies RA3, D1 and D2 of the Welwyn Hatfield District Plan 2005.

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.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2, PPS9, East of England Plan 2008 policies SS1, ENV3, ENV7 and development plan policies SD1, GBSP1, R3, D1, D2, D8, RA3, RA10 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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).

INFORMATIVE:

1. The applicant is informed that the application site does not have permitted development rights for Schedule 2 Part 1, classes A - E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as these were withdrawn within the approval of application S6/1997/0815/FP which allowed the application dwelling and surrounding residential development.

Date: 21/09/2011



Tracy Harvey
Head of Development Control