



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2011/2583/FP**

**Conversion of garage to habitable room and external works**

**at: 7 Gorseway HATFIELD**

### Agent Name And Address

Melville Seth-Ward & Partners  
3A Canberra House  
London Road  
ST ALBANS  
AL1 1LE

### Applicant Name And Address

Mr & Mrs S Jones  
7 Gorseway  
HATFIELD  
AL10 9GS

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 16/11/2011 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 & 2383-1 & 2383-2 received and dated 16 November 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. 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 ...**

## Continuation ...

### PRE OCCUPATION

4. The proposed hardsurfacing shown on approved drawing 2383.1 for the replacement parking shall be implemented prior to first occupation of the development hereby approved and retained thereafter. This hardsurfacing shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

REASON: To ensure that an adequate level of off-street parking is maintained and to minimise the effects of flooding in accordance with Local Plan Policy M14 of the Welwyn Hatfield District Plan 2005, PPG13 (Transport) and PPS25 (Development and Flood Risk)

### REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG13 & PPS25, East of England Plan 2008 policies SS1, ENV7 & T14 and local development plan policies SD1, GBSP2, M14, D1 & D2 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).

**Date:** 11/01/2012



Tracy Harvey  
Head of Planning