



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/0193/FP

Alterations to first floor front and side elevation to include HIP to gable front roof alterations and raised eaves to side elevation and erection of open porch to front

at: 10 Wilkins Green Lane HATFIELD

Agent Name And Address

Mr A Lofty
Derek Lofty and Associates
The Lodge Studio
Copthorne Road
Croxley Green
WD3 4AQ

Applicant Name And Address

Mr & Mrs R Leto
C/O Derek Lofty and Associates
The Lodge Studio
Copthorne Road
Croxley Green
WD3 4AQ

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 01/02/2012 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: 4940-201 & 4940-202 & 4940-203 received and dated 1 February 2012 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.

Continuation ...

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.

PRE-DEVELOPMENT

4. No development shall take place until full details on a suitably scaled plan, of native trees, representing a minimum of 1 new tree within the site's boundaries have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these trees shall be planted and maintained as approved.

The approved tree planting shall be carried out in the first planting and seeding seasons following the completion of the development and any trees which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: The application site lies within the Watling Chase Community Forest and the landscaping of this site is required in order to protect and enhance the existing woodland cover. In accordance with Policies ENV5 of the East of England Plan 2008 and D8 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, March, 2012, East of England Plan 2008 policies SS1, T14, ENV1, ENV7, ENV5 and development plan policies SD1, GBSP2, R3, M14, D1, D2, D8, RA11 of the Welwyn Hatfield District Plan 2005, 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).

INFORMATIVE:

The application has been submitted with a location plan that does not appear to show the full extent of the rear garden area as demarcated on site. The differences in boundary position would not affect the assessment of this application. However, the applicant should be aware that the validity of this consent could be affected if the boundary position is determined to be in a different position.

Date: 25/04/2012



Tracy Harvey
Head of Planning