



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/0605/FP

Conversion of garage to habitable accommodation

at: 3 Horsa Gardens HATFIELD

Carriage Return

Agent Name And Address

Mr F McCann
FMJ Design Ltd
37a High Street
WESTONING
MK45 5JG

Applicant Name And Address

Mrs S Abdul Haq
3 Horsa Gardens
HATFIELD
AL10 9GF

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 24/04/2012 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: 0101201 & 0101202 & 0101203 received and dated 24 April 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.

PRE-DEVELOPMENT

3. No development shall commence until details of the location and design of the refuse bin and recycling materials storage areas have been submitted to and approved by the local planning authority. These stores shall be provided prior to the first occupation of the units to which they relate and the development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To protect the residential amenity of adjoining occupiers in accordance with

Continuation ...

Policy D1 of the Welwyn Hatfield District Plan 2005.

4. No development shall commence until a scheme for the provision of secure cycle parking (including powered two wheel vehicle parking where applicable) on site has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to ensure that there is adequate provision for secure cycle (powered two wheeler) accommodation within the application site, encouraging alternative modes of transport in accordance with Policy T9 of the East of England Plan 2008 and Policies M6 and M8 of the Welwyn Hatfield District Plan 2005

POST-DEVELOPMENT

5. The new window hereby approved shall match the style and appearance of existing windows within the application property, 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 the National Planning Policy Framework, East of England Plan 2008 policies SS1, SS2, ENV3, ENV7, T14 and development plan policies SD1, GBSP2, R3, R11, M14, D1 and D2 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.

INFORMATIVE:

1. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

Date: 19/07/2012



Tracy Harvey
Head of Planning