



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/1201/FP

Erection of two storey side extension, single storey front and rear extensions including replacement garage

at: 113 Bramble Road HATFIELD

Carriage Return

Agent Name And Address

Mr J Moffatt
JDM Architects
245 The Ridgeway
ST ALBANS
AL4 9XG

Applicant Name And Address

Mr & Mrs Hallows
113 Bramble Road
HATFIELD
AL10 9SD

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 12/06/2012 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 approved plans/details comprising: J976/P01 & J976/PO3 & J976/PO4 received and dated 12 June, 2012.

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.

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 ...

REASONS FOR APPROVAL:

The proposal has been considered against the National Planning Policy, East of England Plan 2008 policies SS1, and ENV7 and development plan policies SD1, GBSP2, D1, D2, D9 and RA11 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: 03/08/2012

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal flourish extending to the right.

Tracy Harvey
Head of Planning