



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2012/1142/FP

Erection of two storey front extension, first floor rear extension, dormer windows to roof and erection of garage on side elevation

at: 9 Wilkins Green Lane HATFIELD

Carriage Return

Agent Name And Address

Ms S Rattenbury
3 Camp View Road
ST ALBANS
AL1 5LN

Applicant Name And Address

Mr & Mrs A Titmuss
9 Wilkins Green Lane
HATFIELD
AL10 9RT

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 11/06/2012 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 the approved plans and details: WGL 101-OS & WGL 102-11 REV.A & WGL 102-10 REV.A & WGL 102-1 REV.A & WGL 102-2 REV.A & WGL 102-3 & WGL 102-5 & WGL 102-6 received and dated 11 June 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 take place until full details on a suitably scaled plan of both hard and soft landscape works have 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 details unless otherwise agreed in writing by the local planning authority. The landscaping details to be submitted shall include:-

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Continuation ...

f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

POST-DEVELOPMENT

4. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

5. 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.

6. No access shall be provided to the roof of the extension by way of windows, doors or staircases and the roof of the extension hereby permitted shall not be used as a balcony or sitting out area.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

7. The first floor windows facing 10 Wilkins Green Lane of the resultant building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

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8. Other than the windows shown on the approved drawings to which this planning permission relates, no windows or other openings shall be inserted into the west elevation (facing 10 Wilkins Green Lane) of the extension hereby permitted without the prior written consent of the local planning authority.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 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, ENV6, ENV7, T14 and development plan policies GBSP2, SD1, M14, R3, D8, D1, D7, D9, RA11 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of decision indicate that the proposal should be approved. The proposal is not felt to significantly contribute to overlooking or loss of residential amenity to the neighbours or be out of keeping with the appearance of the locality. Material planning considerations do not justify a decision contrary to the Development Plan.

Date: 16/08/2012



Tracy Harvey
Head of Planning