



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**N6/2012/2293/FP**

**Erection of part single storey, part two storey rear and single storey side extension**

**at: 12 Fordwich Road WELWYN GARDEN CITY**

Carriage Return

### Agent Name And Address

Mr S Cook  
Home Extension Designs  
60 Bridge Road East  
WELWYN GARDEN CITY  
AL7 1JU

### Applicant Name And Address

Ms V Coxon  
7 Wanstead Place  
LONDON  
E11 2SW

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 05/11/2012 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: 2908-PO1 Rev A1 received and dated 21 December 2012 & Block Plan & Site Location Plan received and dated 5 November 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. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of 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.

### REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 SS1, SS2, ENV6, ENV7 and Development Plan policies SD1, GBSP2, R3, D1, D2, D7, D8 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. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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:** 21/12/2012



Tracy Harvey  
Head of Planning