



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/0583/FP

Retention of use of dwelling from small House in Multiple Occupancy to large House in Multiple Occupation for seven persons

at: 1 Cunningham Avenue HATFIELD

Carriage Return

Applicant Name And Address

Mr C Tucker
46 Cumnor Road
Boars Hill
OXFORD
OX1 5JP

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 22/04/2013 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: CT SL01 & CT ALO1a & CT AL02 & CT AL03 & SK/3 received and dated 22 April 2013 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 alterations hereby approved shall not provide more than 7 bedrooms in accordance with the approved floor plan drawing and these shall be limited to single occupancy. Subsequently there shall be no alteration or sub-division of the internal layout hereby approved to provide additional bedroom accommodation or occupation of any other room as a bedroom.

Continuation ...

REASON: To ensure that sufficient on-site parking provision is provided and that the internal layout and minimum space standards are met in accordance with criterion HMO5 of the Houses in Multiple Occupation Supplementary Planning Document 2012, and in addition to prevent further intensification of the use of the site which would likely impact on residential amenity of the occupiers and character of the surrounding area and in accordance within Policies M14, D1 and D2 of the Welwyn Hatfield District Plan 2005 and Houses in Multiple Occupation Supplementary Planning Document 2012

4. The existing four parking spaces (2 garage spaces and 2 spaces in front of the garage) as shown on the approved shall be retained permanently thereafter for the accommodation of residents/occupiers and shall not be used for any other purpose.

REASON: To ensure that sufficient parking spaces are provided for the approved number of residents and in the interests of highway safety in accordance and to protect the visual amenity of the streetscene in accordance with Policies M14, D1 and D2 of the Welwyn Hatfield District Plan 2005 and Houses in Multiple Occupation Supplementary Planning Document 2012.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, and Local Development Plan Policies SD1, GBSP2, M6, M14, D1, D2, D7, D8 & D9 of the Welwyn Hatfield District Plan 2005 and Houses in Multiple Occupancy Supplementary Planning Document, February 2012, 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: 17/06/2013



Tracy Harvey
Head of Planning