



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/0713/FP

Conversion and extension to garage to include extension to roof and alterations to existing garage roof to create new leisure room

at: 4 Devon Mead HATFIELD

Carriage Return

Agent Name And Address

Mr B Sumpter
Surveying and Technical Services
91 Prospect Road
ST ALBANS
AL1 2AU

Applicant Name And Address

Ms Inglis
4 Devon Mead
HATFIELD
AL10 9GD

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 30/04/2013 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: 769 A3 05 A & 769 A3 21 A received and dated 30 April 2013 & 769 A3 20 B & 769 A3 22 B & 769 A3 23 B & 769 A3 27 A received and dated 6 June 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.

PRE DEVELOPMENT

3. No works shall commence on the conversion of the garage for the development hereby approved until the front boundary pair of driveway gates nearest the application dwellinghouse are re-hung so that they open outwards to enable sufficient space for 2 parking spaces in front of these gates on the area of existing hardstanding.

Continuation ...

REASON: To ensure that sufficient on-site parking is retained for a dwelling of this size and location following the conversion of the existing garage so that there is no net loss of original parking provision and no harm to the character of the area from additional on street parking and to comply with the requirements of Local Plan Policy M14 and D1 & D2 of the Welwyn Hatfield District Plan 2005.

POST DEVELOPMENT

4. 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.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, and Local Development Plan policies SD1, GBSP2, M14, D1 & D2 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: 25/06/2013



Tracy Harvey
Head of Planning