



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/1502/FP

Alteration to existing south facing ground floor window, erection of lantern to roof of proposed single storey extension, removal of lantern to approved 1st floor extension, replace existing wall to front elevation, alteration to eaves design of approved 1st floor extension, increase floor area of approved single storey extension

at: Northfield Woodfield Lane Brookmans Park Hatfield

Carriage Return

Agent Name And Address

Miss M Meyer
Kirby Cove Architects
Wilton House
3-5 Cowbridge
Hertford
SG14 1PG

Applicant Name And Address

Mrs R Ingram
Northfield
Woodfield Lane
Brookmans Park
Hatfield
AL9 6JJ

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 10/07/2013 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: H2077/100 & H2077/102 received and dated 10 July 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 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.

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.

4. The first floor flank window on southern elevation of the proposed 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


REASONS FOR APPROVAL

The decision has 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 viewed on the Council's website or inspected at these offices).

INFORMATIVE

The applicant is informed that notwithstanding the footprint of the boundary illustrated on the site plan of drawing H2077/100, the development hereby approved does not include any of the front boundary treatment proposed within planning application S6/2013/1341/FP.

Date: 04/09/2013



Tracy Harvey
Head of Planning