



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/1967/FP

Erection of garage to rear of property

at: 1 Stonecross Road Hatfield

Carriage Return

Agent Name And Address

Mr A Ender Cemgil
Arch Planning & Licensing
33b Grand Parade
Haringey
Green Lanes
N4 1LG

Applicant Name And Address

Mr H Armad
1 Stonecross Road
Hatfield
AL10 0HR

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 11/09/2013 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: Existing Plan & Proposed Plans & Proposed Ground Floor Plan & Roller Door Details received and dated 11 September 2013 and Site plan at 1:1250 received and dated 9 October 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.

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.

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.

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4. The garage door must not open out over the highway but must be fitted to open totally within the garage structure.

REASON: In the interests of highway safety.

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 Councils website or inspected at these offices).

INFORMATIVE:

The highway authority require the construction of the vehicle cross-over and the removal of the existing to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. Street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. The applicant will need to apply to the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

Date: 04/11/2013



Tracy Harvey
Head of Planning