



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/1886/FP

Erection of two storey side and rear extension, loft conversion and front bay windows

at: 5 Orchard Close Cuffley Potters Bar

Carriage Return

Agent Name And Address

Mrs B Wheeler
Midas Planning
The Wenta Business Centre
1 Electric Avenue
Enfield
EN3 7XU

Applicant Name And Address

Mr J Lyons
5 Orchard Close
Cuffley
Potters Bar
EN6 4QD

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 02/09/2013 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: Site Plan at 1:2500 & 378/LO & 378/BK & 378/01 & 378/02 received and dated 2 September 2013 and 378/03a & 378/04a received and dated 7 October 2013 and 378/05a & 378/06a & 378/06 & 378/07 & 378/08 received and dated 16 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

Continuation ...

amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. Other than the windows shown on the approved drawings to which this planning permission relates, no windows or other openings shall be inserted into the side elevations of the extensions hereby permitted without the prior written consent of the Local Planning Authority.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

5. All tree planting, approved as part of the development hereby permitted, shall be carried out in the first planting and seeding seasons following the occupation of the dwelling, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and also 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 Councils website or inspected at these offices).

Date: 04/11/2013



Tracy Harvey
Head of Planning