

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2013/2416/S73B

**Variation of condition 2 (Approved plans) of planning permission
S6/2013/1087/FP - Erection of triple garage in lieu of previously approved
garage**

at: Land at Essendon Country Club Bedwell Park Essendon Hatfield

Carriage Return

Agent Name And Address

Mr H Fairbrass
253 Ware Road
Hertford
SG13 7EJ

Applicant Name And Address

Essendon Property Ltd
Walled Garden House
Cucumber Lane
Essendon
AL9 6GL

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 09/12/2013 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development/works shall not be started and completed other than in accordance with the approved plans and details: 13/ECC/PL/01A & PR118569-01 received and dated 21 May 2013 & 13/ECC/PL/06 Rev A received and dated 19 November 2013 (& 13/ECC/PL/03B & 13/ECC/PL/04B both amended by Council to deleted garage details) & 13/ECC/PL/12 & 13/ECC/PL/11 & 13/ECC/PL/10 received 20 August 2013 & 13/ECC/PL/14 Rev A received 10 December 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

2. The development hereby approved shall not be occupied/used until the approved details that are the subject of the planning conditions in application S6/2013/1752/DS have been fully complied and implemented.

REASON: To ensure the approved development complies with the design requirements of local plan policies D1 & D2 & D8 & R17 of the Welwyn Hatfield District Plan 2005.

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POST DEVELOPMENT

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class A of Part 1 of Schedule 2 shall take place unless permission is granted on an application made to the Local Planning Authority

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class B of Part 1 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Class E of Part 1 of Schedule 2 shall take place, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no fences, gates or walls shall be constructed within the site or on the site boundaries, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no garage[s] shall be converted to another use, unless permission is granted on an application made to the Local Planning Authority.

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REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

8. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shown on approved drawings 13/ECC/PL/10 & 13/ECC/PL/14A shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: 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 Policy D8 of the Welwyn Hatfield District Plan 2005.

9. The first floor bathroom and side window to bedroom 4 on the east side 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 1.8 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 and the National Planning Policy Framework.

10. The basement of the dwelling hereby approved shall only be used for purposes ancillary to this building and/or incidental to the enjoyment of this residential use and the said area shall not be used for separate living accommodation.

REASON: The replacement dwelling is materially larger than the building it replaced and as part of a very special circumstances case the habitable floorspace is limited to that above ground level to comply with the requirements of Green Belt in Local Plan Policy RA4 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: 03/02/2014

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Tracy Harvey
Head of Planning