



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2014/0227/FP**

**Erection of single storey rear and side extension and first floor side and rear extension**

**at: 17 Kingsmead Cuffley Potters Bar**

Carriage Return

### Agent Name And Address

Mr R Chambers  
9 St James Road  
Harpenden  
AL5 4NX

### Applicant Name And Address

Mr S Hewitt  
17 Kingsmead  
Cuffley  
Potters Bar  
EN6 4AN

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 27/01/2014 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: PA.01 & PA.02 & PA.05 & PA.06 received and dated 27 January 2014 & PA.03 & PA.04A & PA.08 received and dated 12 March 2014 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 development shall take place until details of the proposed crown roof, including a cross-section drawing, shall be submitted to and approved in writing, by the Local Planning Authority. Subsequently the roof shall be implemented in accordance with the approved details and shall not be changed unless otherwise agreed in writing by the Local Planning Authority.

## Continuation ...

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of visual amenity in accordance with Policies GBSP2, D1 and 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.

5. Any upper floor window located within the wall forming the south facing side elevation of the dwellinghouse 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 Councils website or inspected at these offices).

**Date:** 24/03/2014



Tracy Harvey  
Head of Planning