

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2014/1398/FP

Erection of two storey rear extension and rear dormer window and single storey side/rear extension

at: 50 Bluebell Way Hatfield

Carriage Return

Agent Name And Address

Mr M Grainger
DMG
45 Oak End
Buntingford
SG9 9BU

Applicant Name And Address

Mr R Pearson
50 Bluebell Way
Hatfield
AL10 9FJ

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 27/06/2014 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: 1455-01 Rev C 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.

4. The area set aside for car parking as shown on the block plan shall be laid out and surfaced before the extension hereby permitted is first occupied and shall be retained

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permanently thereafter for the accommodation of residents/occupiers vehicles and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with National Planning Policy Framework

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: 08/08/2014

A handwritten signature in black ink, appearing to read 'C. Haigh', is written over a horizontal line that extends to the left and then turns upwards to form a vertical line on the right side.

Colin Haigh
Head of Planning