



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2007/923/FP

**ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION AND
CONVERSION OF GARAGE TO HABITABLE ROOM**

at: 7 TOLMERS GARDENS CUFFLEY POTTERS BAR

Applicant Name And Address

MR ROY SELL
127 BEACONSFIELD ROAD
ENFIELD
EN3 6AP

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 19/06/2007 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. Detailed plans indicating a scheme for parking and garaging shall be submitted to the Local Planning Authority before works are commenced on site and shall be laid out prior to the initial occupation of the development hereby permitted and shall not be used for any other purpose thereafter.

REASON: To ensure that the spaces are provided prior to the occupation of the development hereby permitted in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991-2011 and to comply with the requirements of Policy M14 of the Welwyn Hatfield District Plan 2005 and the parking standards contained within the Supplementary Planning Guidance, January 2004.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against development plan policies of the, Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, D1, D2 and M14, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

APPROVED PLAN NUMBER(S): 07/012/05 A4 & 07/012/04 A1 both received and date stamped 19 June 2007.

Date: 14/08/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish at the end.

Chris Conway
Chief Planning and Environmental Health Officer