



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

S6/2007/881/FP

PROPOSED SINGLE STOREY / PART TWO STOREY, REAR EXTENSION AND FRONT PORCH

at: 2 WILKINS GREEN LANE, HATFIELD

Agent Name And Address

G J LOFTUS,
36 FONTMELL CLOSE,
ST ALBANS,
HERTS
AL3 5HU

Applicant Name And Address

MR AND MRS HULSE
2 WILKINS GREEN LANE
HATFIELD
AL109RT

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 12/06/2007 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. Other than the windows shown on the approved drawings to which this planning permission relates, no windows shall be inserted above ground floor level into the flank elevation of the extension 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.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against Welwyn Hatfield District Plan 2005 SD1, GBSP1, M14, D1 and D2, 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 NUMBERS: Site Location Plan & 07984430979/07/2002 Rev A both date stamped 6 August 2007 & 1:500 Block Plan date stamped 12 June 2007.

Date: 07/08/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', written over a horizontal line.

Chris Conway
Chief Planning and Environmental Health Officer