



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

S6/2007/1006/FP

ERECTION OF FIRST FLOOR REAR EXTENSION AND FRONT PORCH.

at: 28 BRADGATE, CUFFLEY, POTTERS BAR,

Agent Name And Address

DAVID MORGAN ARCHITECT,
STUDIO THE LAURELS,
MILL GREEN,
AL9 5NZ

Applicant Name And Address

MR N.J. DAVIES & MS.S. BUCKLEY,
28 BRADGATE,
CUFFLEY,
POTTERS BAR,
EN6 4RL

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 03/07/2007 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 tiles to be used in the construction of the extension hereby permitted shall match those used in the existing building. The proposed external finish to the rear extension hereby approved is to be agreed with the Local Planning Authority in writing prior to the commencement of works and shall be implemented in accordance with this approval.

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 into the side elevations of the first floor rear 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

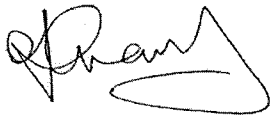
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REASONS FOR APPROVAL

The proposal has been considered against development plan policies of the Welwyn Hatfield District Plan 2005, 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: 933/01 & 933/02 Rev A (Including Site Location Plan) - received and date stamped 3/07/07

Date: 24/08/2007

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