



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

S6/2007/1207/FP

ERECTION OF A FIRST FLOOR REAR EXTENSION, ALTERATIONS TO ROOF TO INCLUDE TWO DORMER WINDOWS TO FRONT ELEVATION, FOLLOWING DEMOLITION OF EXISTING DORMER WINDOW

at: 57 THE RIDGEWAY CUFFLEY POTTERS BAR

Agent Name And Address

HERTFORD PLANNING SERVICE,
WESTGATE HOUSE,
37-41 CASTLE STREET,
HERTS
HERTFORD,
SG141HH

Applicant Name And Address

MR P BOOTH
57 THE RIDGEWAY
CUFFLEY
POTTERS BAR
EN6 4BD

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 08/08/2007 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. No development shall take place until a sample of the roof tile to be used in the construction of the new roof of the extensions hereby permitted has been submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved material. Subsequently, the approved materials 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 (including rooflights) shall be inserted into the new side roof slopes 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 ...

4. The proposed first floor side dormer and 3 rooflights in the side roof slopes 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.

5. Prior to the commencement of works, drawings showing the extent of demolition are to be submitted to the Local Planning Authority and are to be agreed in writing. The development shall then be implemented in accordance with the agreed details.

REASON: To ensure that the proposal retains sufficient original features of the existing dwelling and to comply with the requirements of Policies RA3 and D1 along with the Supplementary Design Guidance (Statement of Council Policy).

REASONS FOR APPROVAL

The proposal has been considered against PPG2 and development plan policy 5 of the Hertfordshire Structure Plan Review 1991 - 2011 and policies SD1, GBSP1, RA1, RA3, R3, M14, D1, D2 & D9 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:

8529/P/002 & 8529/S/001 Rev A received and dated 8th August 2007

Date: 03/10/2007



Chris Conway
Chief Planning and Environmental Health Officer