



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

S6/2007/1242/FP

ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS AND FRONT FIRST FLOOR EXTENSIONS WITH NEW DORMERS FOLLOWING DEMOLITION OF EXISTING GARAGE AND SINGLE STOREY REAR EXTENSION AND PART DEMOLITION OF ORIGINAL TWO STOREY REAR PROJECTION AND FIRST FLOOR PROJECTION.

at: DORMERS, 53 KENISH LANE, BROOKMANS PARK, HATFIELD

Agent Name And Address

MR CHARLIE BISS
THE TRAFALGAR
17 REMMINGTON STEET
LONDON
N1 8DH

Applicant Name And Address

MR S ANDERSON
ORCHARD COTTAGE
EPPING ROAD
ROYDON
CM19 5DA

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 21/08/2007 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. 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. 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 Policy RA3 and D1 along with the Supplementary Design Guidance (Statement of Council Policy).

Continuation ...

4. The first floor side (south) dormer bathroom window 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 1.8 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. The garage building and existing games room identified by a dotted line on drawing ELP_210 shall be demolished before construction works commence on site.

REASON: To preserve the openness of the Green Belt and comply with Policies RA1 and RA3 of the Welwyn Hatfield District Plan 2005 and Policy 5 of the Hertfordshire Structure Plan Review 1991-2011.

REASONS FOR APPROVAL

The proposal has been considered against PPG2 and development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 Policy 5 & Welwyn Hatfield District Plan 2005 GBSP1, RA1, RA3, SD1, R3, 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 NUMBER(S): ELP_100 & 11488/02 & 11488/03 & 11488/05 & 11488/04, received and dated 17th August 2007. ELP_220 Rev A & ELP_210 Rev A, both received and dated 10th October 2007.

Date: 16/10/2007



Chris Conway
Chief Planning and Environmental Health Officer