



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

S6/2007/1588/FP

ERECTION OF SINGLE AND TWO STOREY SIDE AND REAR EXTENSIONS.

at: 85 THE RIDGEWAY CUFFLEY POTTERS BAR

Agent Name And Address

IONIC PLAN AND DESIGN LIMITED
78 WINDMILL ROAD
LONDON
N18 1LN

Applicant Name And Address

MR & MRS PANAYIOTOU
85 THE RIDGEWAY
CUFFLEY
POTTERS BAR
EN6 4BG

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 25/10/2007 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 into the flank elevations of the extensions 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.

4. At first floor level and above, the windows shown on the western elevation 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.

Continuation ...

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against development plan policies (i.e. the Welwyn Hatfield District Plan 2005 SD1, GBSP1, R3, R5, M14, D1, D2, D9, D7, D8 and D5), 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): 1:1250 Site Location Plan & 85/01A & 85/02A received and dated 25 October 2007.

Date: 20/12/2007



Chris Conway
Chief Planning and Environmental Health Officer