



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

S6/2007/1723/FP

**ERECTION OF FIRST FLOOR FRONT & SIDE EXTENSION & A REAR
CONSERVATORY**

at: 127 THE RIDGEWAY CUFFLEY POTTERS BAR

Agent Name And Address

THE ASE PARTNERSHIP
60 BRIDGE ROAD EAST
WELWYN GARDEN CITY
HERTS
AL7 1JU

Applicant Name And Address

MR & MRS CHANMUGAN
127 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 14/11/2007 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 samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. 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. The west facing first floor en-suite bathroom of the proposed side extension hereby permitted 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 and Planning Policy Statement 1.

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4. Other than the windows shown on the approved drawings to which this planning permission relates, no windows shall be inserted into the west facing side elevation of the extension hereby permitted without the prior written consent of the local planning authority.

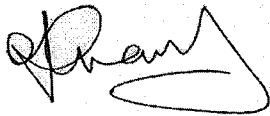
REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and Planning Policy Statement 1.

REASONS FOR APPROVAL

The proposal has been considered against National Planning Guidance in PPS1 and development plan policies SD1, GBSP1, 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: 1:1000 Site Location Plan & 1:500 Block Plan & 2225-E-01 & 2225-P-01 received and dated 14 November 2007

Date: 09/01/2008



Chris Conway
Chief Planning and Environmental Health Officer