



# 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

**S6/2007/1351/FP**

**ERECTION OF 1 1/2 STOREY DETACHED DOUBLE GARAGE WITH TWO DORMERS TO FRONT ELEVATION**

**at: THE FOLLY WARREN WOOD KENTISH LANE BROOKMANS PARK HATFIELD**

### Agent Name And Address

MR IAN MARTIN  
21 WINDMILL HILL  
ENFIELD  
EN2 7AB

### Applicant Name And Address

MR D WILKIE  
THE FOLLY  
WARREN WOOD  
BROOKMANS PARK  
KENTISH LANE  
HATFIELD  
AL9 6JQ

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 11/09/2007 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 foundations shall be finished as pile and beam as shown on drawing MD/10-07/SE-01.

REASON: To ensure that the building works do not prejudice the health and retention of the protected tree, in accordance with policy R17 of the Welwyn Hatfield District Plan 2005.

**Continuation ...**

4 The building hereby permitted shall only be used for a purpose incidental to the enjoyment of the dwellinghouse within the application site and for no other purpose.

REASON: To ensure the Local Planning Authority retains control over any future development and to protect the amenities of adjoining occupiers in accordance with policy D1 of the Welwyn Hatfield District Plan 2005.

**REASONS FOR APPROVAL**

The proposal has been considered against national policies PPG2 and PPG15 and development plan policies of the Welwyn Hatfield District Plan 2005 GBSP1, R17, R25, RA1, RA3, D1, D2 and Welwyn Hatfield District Plan, Supplementary Design Guidance, February 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 NUMBER(S): FOL/002 & FOL/003 & FOL/004 received and dated 11 September 2007 & FOL/001 Rev B & MD/10-07/SE-01 received and dated 29 January 2008

**Date:** 18/02/2008



Chris Conway  
Chief Planning and Environmental Health Officer