



# 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

**S6/2008/163/FP**

**ERECTION OF ONE & HALF STOREY REAR EXTENSION INCLUDING ALTERATIONS FROM HIP TO GABLE AT FRONT & REAR, A JULIET BALCONY AND SIDE ROOF EXTENSIONS**

**at: 20 KINGSWELL RIDE CUFFLEY POTTERS BAR**

### Agent Name And Address

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

### Applicant Name And Address

MR & MRS YATES  
20 KINGSWELL RIDE  
CUFFLEY  
POTTERS BAR  
EN6 4LH

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 28/01/2008 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 development/works shall not be started and completed other than in accordance with the approved plans and details shown on design drawing Nos. 8817/P/001 & 8817/S/001 both received and dated 28 January 2008 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. 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.

**Continuation ...**

4. Other than the windows and roof lights shown on the approved drawing 8817/P/001 (received and date stamped 28 January 2008) to which this planning permission relates, no windows or roof lights shall be inserted into the side 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 and Planning Policy Statement 1 - Delivering Sustainable Development

5. The roof lights in the approved extensions shall be fixed so their bottom sill level is not less than of 1.7 metres above finished 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 - Delivering Sustainable Development

**REASONS FOR APPROVAL**

The proposal has been considered against National Planning Policy PPS1 and PPG13, and local development plan policies SD1, M14, D1, D2, of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. The Decision letter by the Planning Inspector for 23 Kingswell Ride (Appeal Ref: APP/C1950/C/07/2048619) has been a material planning consideration in the determination of this application and the Inspectors reasoning. Other Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

**Date:** 14/03/2008



Chris Conway  
Chief Planning and Environmental Health Officer