



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/322/FP

**ERECTION OF TWO STOREY REAR EXTENSION AND LOFT CONVERSION
INCLUDING FIVE DORMER WINDOWS**

at: 45 NORTHAW ROAD EAST CUFFLEY POTTERS BAR

Agent Name And Address

RICHARD LLOYD
32 DERWENT ROAD
HARPENDEN
AL5 3NN

Applicant Name And Address

MR & MRS DARABI
45 NORTHAW ROAD EAST
CUFFLEY
POTTERS BAR
EN6 4LU

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 19/02/2008 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 mp.25 & mp.246 & mma.477 & Site Location Plan scale 1:1250 received and dated 19 February 2008 and mp.245A & mp.26325A received and dated 10 April 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. The south facing dormer windows 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

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1 development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, D1, D2, M14,), 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).

Date: 15/04/2008



Chris Conway
Chief Planning and Environmental Health Officer