



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

N6/2008/797/FP

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS

at: 3 LONGCROFT GREEN WELWYN GARDEN CITY

Agent Name And Address

ARIA DESIGN
90 CHERTSEY RISE
STEVENAGE
SG2 9JL

Applicant Name And Address

MS E HARLEY
3 LONGCROFT GREEN
WELWYN GARDEN CITY
AL8 6EP

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 20/05/2008 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 TL2312SE 1:1250 Site Location Plan & 1:200 Block Plan & 631:01 received and dated 20 May 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.

4. Prior to the commencement of the development hereby approved, details showing the proposed foundations shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

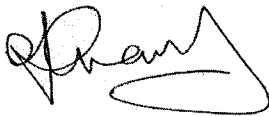
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REASON: To protect the existing trees, shrubs and hedgerows in accordance with Policy D8 & R17 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against development plan policies SD1, GBSP2, D1, D2, D8 and R17 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).

Date: 15/07/2008



Chris Conway
Chief Planning and Environmental Health Officer