



TOWN AND COUNTRY PLANNING ACT 1990  
**PLANNING DECISION NOTICE – PERMISSION**

**S6/2008/1210/FP**

**ERECTION OF SINGLE STOREY REAR EXTENSION**

**at: 42 BLUEBELL WAY HATFIELD**

**Agent Name And Address**

MISS P DEVAYNES  
17 DAFFODIL CLOSE  
HATFIELD GARDEN VILLAGE  
HATFIELD  
AL10 9FF

**Applicant Name And Address**

MS A WILLIAMS  
42 BLUEBELL WAY  
HATFIELD  
AL10 9FJ

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 15/07/2008 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 PL/01 & PL/02 & PL/03 received and dated 15 July 08 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. The proposed side window on the new extension shown on approved drawing PL/02 date stamped 15/07/08 adjoining the boundary to No.40 Bluebell Way is to be obscure glazed and non-opening. This window shall be retained in that form thereafter.

**Continuation ...**

**REASON:** To protect the residential amenity of adjoining occupiers in accordance with Policies R19 & D1 of the Welwyn Hatfield District Plan 2005

**REASONS FOR APPROVAL**

The proposal has been considered against Planning Policy Statement 1, East of England Plan 2008 Policies SS1 and ENV7 and Local Development Plan Policies SD1, GBSP2, R19, 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. 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:** 08/09/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', written over a horizontal line.

Chris Conway  
Chief Planning and Environmental Health Officer