



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

**S6/2008/1822/FP**

**ERECTION OF TWO STOREY REAR EXTENSION**

**at: 4 WILKINS GREEN LANE HATFIELD**

**Agent Name And Address**

MR SIMON FOSTER  
BLUEPRINT DESIGN LTD  
192 STATION ROAD  
HARPENDEN  
AL5 4UL

**Applicant Name And Address**

MR FRANK THELLAN  
4 WILKINS GREEN LANE  
HATFIELD  
AL10 9RT

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 23/09/2008 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 BDL/EXT/138/02 Pages 1 of 8 REV.C & BDL/EXT/138/02 Pages 2 of 8 REV.C & BDL/EXT/138/02 Pages 3 of 8 REV.C & BDL/EXT/138/02 Pages 4 of 8 REV.C & BDL/EXT/138/02 Pages 5 of 8 REV.E BDL/EXT/138/02 Pages 6 of 8 REV.C & BDL/EXT/138/02 Pages 7 of 8 REV.C & BDL/EXT/138/02 Pages 8 of 8 REV.C & BDL/EXT/138/02 Pages 8 of 8 REV.D received and dated 23 September 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 shown on the approved drawings to which this planning permission relates, no windows shall be inserted above ground floor level into the flank elevations of the extension 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.

5. The first floor flank bedroom to the western elevation and first floor flank hallway window to the eastern elevation of the proposed extension 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 PPS1, PPG13 development plan policies & east of England 2008 policies SS1, T14, ENV1, ENV2 & ENV5 (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, CLT17, RA11, R3, M14, D1, D2, D5, D7, D9, D8 ), 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:** 18/11/2008



Chris Conway  
Chief Planning and Environmental Health Officer