

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

**S6/2008/1950/FP**

**ERECTION OF LOWER GROUND FLOOR SIDE AND REAR EXTENSION,  
GROUND FLOOR SIDE EXTENSION, FORMATION OF REAR TERRACE AND  
INSERTION OF TWO REAR DORMERS FOLLOWING DEMOLITION OF  
EXISTING ATTACHED REAR TRIPLE GARAGE**

**at: HOMEWOOD HOUSE 38 THE RIDGEWAY CUFFLEY POTTERS BAR**

**Agent Name And Address**

MR N BENNETT  
METROPOLIS PD  
30 UNDERWOOD STREET  
LONDON  
N1 7JQ

**Applicant Name And Address**

MR T IZZET  
C/O AGENT

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 10/10/2008 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 207/PL/01 & 207/PL/02 & 207/PL/03 & 207/PL/04 & 207/PL/05 & 207/PL/06 & 207/PL/07 & 207/PL/08 & 207/PL/09 & 207/PL/10 & 207/PL/11 & 207/PL/012 & 207/PL/13 & 207/PL/14 & 207/PL/15 & 207/PL/16 & 207/PL/17 & 207/PL/18A & 207/PL/19A & 207/PL/20A & 207/PL/21 received and dated 10 October 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.

## Continuation ...

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. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure and boundary treatments
- f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005

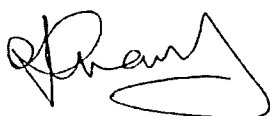
5. The 1.8m high etched balustrade screening shown on the approved plans shall be installed prior to first occupation of the works hereby approved. The screening shall be retained thereafter.

REASON: In order to protect the residential amenities of occupiers of the application site and No.40 The Ridgeway and to comply with the requirements of Planning Policy D1 and the accompanying Supplementary Design Guidance.

## REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy Guidance PPS1, PPG2, PPS9 & PPG13 and development plan policies SD1, GBSP1, M14, D1, D2, R17, R20 & RA3 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.

**Date:** 18/12/2008



Chris Conway  
Chief Planning and Environmental Health Officer