



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2009/772/FP

ERECTION OF SINGLE STOREY FRONT, SIDE AND REAR EXTENSION AND A TWO STOREY SIDE EXTENSION

at: 2 DE HAVILLAND CLOSE HATFIELD

Agent Name And Address

MR ERIC HARRISON
DAVAL
LYE LANE
BRICKET WOOD
AL2 3TC

Applicant Name And Address

MR SHADI AL SAWAN
2 DE HAVILLAND CLOSE
HATFIELD
AL10 0DR

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 15/04/2009 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 Site Location Plan & block plan received and dated 15 April 2009 and 1 2 Storey Extension (revised) received and dated 10 June 2009 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 door and windows of the flank elevation 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 Planning Policy Statement/Guidance PPS1 and PPG14, East of England Plan 2008 SS1 and ENV7 and development plan policies GBSP2, SD1, D1, D2 and R3 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).

INFORMATIVE:

1. The Planning authority has determined the application as very low risk, on the basis of the information available to it but this does not warrant or indicate that the application site is safe or suitable for the development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take a watching brief during construction for any chalk mines. Should evidence be found, expert advice from properly qualified experts should be sought to ensure that the historic chalk mining activities in the area will not adversely affect the development. Details should be submitted to the Local Planning Authority for approval.
2. The granting of this permission does not convey or imply any consent to build upon land not within the ownership of the applicant, without the prior approval of the landowner (reference access from side door).

Date: 10/06/2009



Tracy Harvey
Head of Development Control