



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

**S6/2009/1726/FP**

**ERECTION OF GARAGE WITH ANCILLARY STAFF ACCOMMODATION AND  
CONSTRUCTION OF BASEMENT LEVEL TO GARAGE TO PROVIDE CAR  
PARKING FOR PRIVATE CARS ONLY, WORKSHOPS AND GARDEN STORAGE  
SPACE**

**at: HIGH TREES LEGGATS PARK GREAT NORTH ROAD LITTLE HEATH  
POTTERS BAR**

Carriage Return

**Agent Name And Address**

MRS GAENOR PARRY  
33 BANCROFT  
HITCHIN  
SG5 1LA

**Applicant Name And Address**

MR & MRS McINERNEY  
HIGH TREES, LEGGATS PARK  
GREAT NORTH ROAD  
LITTLE HEATH  
POTTERS BAR  
EN6 1NZ

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 07/08/2009 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 5096/30B & 5096/31A & 5096/32 & received and dated 7th August 2009 & 5096/33A received and dated 21st August 2009 & 5096/35 received and dated 15th September 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

## Continuation...

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. All vehicular parking for site operatives (provision for delivery and storage of materials) shall be located within the defined residential curtilage and not within the area defined as 'parkland' during the course of the development hereby approved.

REASON: In the interests of the character of the area and to ensure that damage does not occur to the parkland from the development in accordance with Planning Policy Guidance Note 2: Green Belts.

5. Prior to the commencement of the development hereby approved, details shall be submitted to the Local Planning Authority for approval in writing of the proposed measures for the spoil resulting from the excavation of the basement. Should the spoil be proposed for use as part of landscape works across the site, detailed plans showing existing and proposed levels and contours shall be submitted to the Local Planning Authority for approval in writing. Subsequently any approved details shall be implemented and not amended.

REASON: In the interests of the amenity and character of the area in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and wider sustainability in accordance with policy SS1 of the Welwyn Hatfield District Plan 2005 and PPS1.

6. The area shown as 'Garden Equipment Store' on drawing 5096/31A shall be used solely for this purpose.

REASON: In the interests of the character and openness of the area and to minimise the need for additional (above ground) storage facilities in accordance with PPG2: Green Belts.

7. The development hereby permitted shall only be implemented in association with the development approved under planning reference S6/2009/0728/FP dated 17th June 2009 and shall not be built independently of this permission.

REASON: In the interests of the character of the area and openness of the Green Belt to ensure that development does not sprawl across the countryside in accordance with PPG2.

## Continuation...

### REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG2 and PPG13. East of England Plan 2008 policies SS1, ENV2, ENV7 and T14 and development plan policies SD1, GBSP1, M14, D1, D2, RA3 and RA10 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 developer should incorporate protection to the dwelling and incidental accommodation by installing, for example, a non-return valve or other suitable device to avoid the risk of backflow, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Date : 28<sup>th</sup> Sept 2009

A handwritten signature in black ink, appearing to read 'Tracy Harvey', with a long horizontal flourish extending to the right.

Tracy Harvey  
Head of Development Control