



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2009/1438/FP

**ROOF ALTERATIONS INVOLVING GABLE ENDED EXTENSION OVER
EXISTING REAR EXTENSION, FRONT DORMER, SIDE DORMER AND FOUR
ROOFLIGHTS**

at: 46 PLOUGH HILL CUFFLEY POTTERS BAR

Carriage Return

Agent Name And Address

MR NICK HANKINS
MONARCH DESIGN & BUILD LTD
9 BURY LANE
BRAMFIELD
SG14 2QL

Applicant Name And Address

MR GAME & MISS COWIE
46 PLOUGH HILL
CUFFLEY
POTTERS BAR
EN6 4DS

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 09/07/2009 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 NH/354/02 REV.A & NH/354/03 REV.A received and dated 1 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 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 proposed dormer window within the north western plane of the roof shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 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.


5. The proposed rooflights within the south eastern plane of the roof shall have a cill height of no less than 1.7 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 PPG13, PPS1, East of England Plan 2008 SS1, ENV7 and T14 and development plan policies SD1, GBSP2, R3, M14, D8, D2, D1 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: 29/09/2009



Tracy Harvey
Head of Development Control