



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2009/1211/FP

PROPOSED EXTENSION TO OUTHOUSE

at: 189 PARKWAY WELWYN GARDEN CITY

Carriage Return

Agent Name And Address

MR ED SAUL
SAUL CONSULTING ENGINEERS
9 DINGLE ROAD
LEESSWOOD
MOLD
CH7 4SN

Applicant Name And Address

MR IAN MCCANN
189 PARKWAY
WELWYN GARDEN CITY
AL8 6JA

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 17/08/2009 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 Drawing No 189 PW/01 Rev A received and dated 17 August 2009 and Drawing No 189 PW/02 received and dated 3 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 brick work to be used in the development hereby permitted shall be constructed from bricks which shall match the existing brickwork on the original dwelling. There shall be no alteration of this unless previously agreed in writing by 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. Notwithstanding the submitted plans, no development shall commence until a revised plan is submitted to and approved in writing by the Local Planning Authority which shows the design of the windows in the proposed extension matching the existing windows in the property. Subsequently, the development shall not be carried out other than in accordance with the approved plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with PPG15, Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and PPG15, East of England Plan 2008 and development plan policies SD1, GBSP2, D1 and D2 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: 12/10/2009



Tracy Harvey
Head of Development Control