



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2009/1626/FP

**CONVERSION OF INTEGRAL GARAGE TO UTILITY ROOM AND STUDY AND
ADDITIONAL HARD STANDING FOR CAR PARKING SPACE**

at: 46 BLUEBELL WAY HATFIELD

Applicant Name And Address

MISS KAREN LUNDY
46 BLUEBELL WAY
HATFIELD
AL10 9FJ

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 31/07/2009 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 in Site plan & Proposed hardstanding plan & Proposed elevation plan & Proposed floor plan received and dated 31 July 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. No development shall take place until samples of materials to be used in the construction of hard surfacing and the proposed drainage methods hereby permitted in the front garden be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials 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 materials to be used in the construction of the external surfaces of the changes 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.

REASONS FOR APPROVAL

The proposal has been considered against PPS1, East of England Plan policies SS1, ENV7 and development plan policies SD1, GBSP2, M14, R3, 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. (see Officer's report which can be inspected at these offices)

Date: 29/10/2009



Tracy Harvey
Head of Development Control