

Tracy Harvey
Head of Development Control

Hertford Planning Service
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Hertford SG14 1HH

Reply To: address as below
Our Ref: S6/2009/2208/NM
Date: 30 October 2009
Direct Tel: 01707 357 515
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Email: b.matlawski@welhat.gov.uk
2 November

2009

Dear Sir,

Re: Application for non-material amendment to Planning Permission S6/2006/137/FP
Property: 40 The Ridgeway, Cuffley, HERTS EN6 4BA

Thank you for your letter application dated 20 October 2009, with accompanying drawings seeking permission for a non-material amendment following a grant of planning permission.

Your letter states that you wish to make a non-material amendment to Planning Permission S6/2006/137/FP which was granted for the demolition of the existing garage and erection of a double garage with store room over and glazed link to existing dwelling and erection of new front entrance gates. It is noted that the application seeks to increase the length of the approved garage structure by 1m on the front elevation of the property as shown on Plan no. 6792/P/150, revision D received and dated 20 October 2009.

In this regard, it is considered that the above garage extension is not considered to be a non-material amendment and therefore the application is subsequently refused.

In addition, it is considered that the above amendment would not be considered a minor material amendment and subsequently a formal planning application would be required to be submitted for assessment. It is considered however that the proposal would not be in accordance with Council's policies and Planning Guidance 2: Green Belts given the area of extensions already permitted on site and Council would be unlikely to support the application.

The above comments represents my personal professional opinion and is given without prejudice to the decision of this authority in respect of this enquiry or any future application which may be submitted.

Please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely

Miss B Matlawski
Planning Officer

Useful Links

National website for submission of planning applications and planning advice www.planningportal.gov.uk
Welwyn Hatfield Councils website www.welhat.gov.uk/planning