

The Campus, Welwyn Garden City Herts, AL8 6AE DX 30075 Welwyn Garden City 1 Tel: 01707 357000 www.welhat.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE - PERMISSION

S6/2012/0631/FP

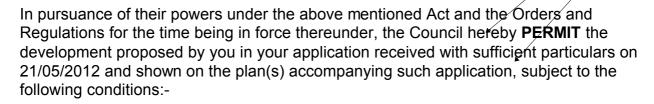
Erection of single storey side and single storey garage extension

at: 10 Hill Rise Cuffley POTTERS BAR

Carriage Return

Applicant Name And Address

Mrs A Charalambous 10 Hill Rise Cuffley POTTERS BAR EN6 4EE



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: HR/10/01 Rev. A & HR/10/02 Rev.A & HR/10/03 Rev.A & HR/10/04 Rev.A & HR/10/09 Rev.A received and dated 21 May 2012 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.

POST-DEVELOPMENT

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved 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 GBSP2, D1 and D2 of the Welwyn Hatfield District

Continuation ...

Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1, ENV7 and development plan policies SD1, GNSP2, R3, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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: 05/07/2012

Tracy Harvey Head of Planning