



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2013/0728/FP

Erection of part single and part two storey rear extension and new window to flank elevation

at: 8 Rooks Hill WELWYN GARDEN CITY

Carriage Return

Agent Name And Address

Mr A Trigg
AT Design (Welwyn) Ltd
22 School Lane
WELWYN
AL6 9PH

Applicant Name And Address

Mr R Meola
8 Rooks Hill
WELWYN GARDEN CITY
AL8 6ET

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 16/04/2013 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: AT442-01 & AT442-04 & AT442-05 & AT442-06 received and dated 16 April 2013 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

Continuation ...

amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.


4. The proposed first floor side to the new bedroom of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 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 the National Planning Policy Framework, and Local Development Plan policies SD1, GBSP2, R3, M14, D1 & 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. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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: 11/06/2013



Tracy Harvey
Head of Planning