



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – PERMISSION

N6/2005/1501/FP

MODIFICATION OF CURRENT DEVELOPMENT PROPOSALS COMPRISING AN ADDITIONAL SIX UNITS AS FOLLOWS : AMENDMENT TO FLAT BLOCK J TO ADD THREE UNITS FOLLOWING THE DELETION OF UNIT 144; ADDITION OF ONE FLAT OVER GARAGE (FOG) ADJACENT UNIT 193 WITH CONSEQUENT AMENDMENT TO UNIT 193. AMENDMENTS TO UNITS 194-197 TO PROVIDE ADDITIONAL UNIT (194a) AND AMENDMENTS TO UNITS 199-200 TO PROVIDE ADDITIONAL UNIT (200a). REVISIONS TO CAR PARKING PROVISION AND LAYOUT TO THE NORTH OF UNIT 128 FOLLOWING ERECTION OF ELECTRICITY SUBSTATION AND AMENDMENTS TO DESIGN OF GARAGE BLOCK TO REAR OF UNITS 199-200a TO FORM ADDITIONAL CAR PARKING (VARIATION OF PERMISSION N6/2004/1483/DE)

at: LAND AT CHEQUERSFIELD, WELWYN GARDEN CITY,

Agent Name And Address

TETLOW KING LTD
LONE BARN STUDIOS,
STANBRIDGE LANE,
ROMSEY,
HAMPSHIRE
SO51 0HE

Applicant Name And Address

PERSIMMON (THAMES VALLEY)
C/O AGENT

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 02/12/2005 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990. (as amended)

2. Before construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

Continuation ...

3. The landscaping scheme approved as part of this consent shall be implemented and completed in all respects by no later than the planting season following completion of the development unless a longer period is specifically authorised by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON

In order to enhance the appearance of the development.

4. Before any other works on site are commenced in relation to the development permitted, a one metre high chestnut pale fence, or other suitable barrier shall be erected around the outer limit of the crown spread of all trees on site shown to be retained on the approved plan. This fencing shall be retained in this position until the whole of the development is completed. During this period no materials whatsoever shall be stored, fires started or service trenches dug within these enclosed areas without the written consent of the Local Planning Authority.

REASON

To ensure that the existing trees shown to be retained, are safeguarded during building operations.

5. Development shall not commence until details of on site drainage works have been submitted to an, and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

Reason: To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

6. Notwithstanding the details shown on the drawings hereby approved, details of the boundary treatments proposed around and within the site shall be submitted to and agreed in writing by the Local Planning Authority and the details so agreed shall be provided at the site prior to the first occupation of any of the dwellings and shall be maintained thereafter in perpetuity.

Reason: In order to ensure that the boundary treatments do not have a harmful impact upon the character and appearance of the area and that the privacy of the occupiers of the development is safeguarded.

7. Prior to the commencement of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority identifying the location design and layout of an additional unit of affordable housing to be provided at the site in accordance with the terms and requirements set out in outline permission C6/0482/88/OP.

Reason: To ensure that appropriate affordable housing is provided to serve the development in accordance with the requirements of C6/1988/482/OP granted on 24 September 2003.

Continuation ...

8. No development of the units hereby permitted shall take place until a revised plan has been submitted to and approved by the local planning authority in writing showing the following amendments, which shall be incorporated into the design for the development hereby permitted. The permission shall be implemented in accordance with the amendments listed below, unless otherwise agreed in writing by the local planning authority.

1. Changes to the design of the fenestration on the front elevation of Housetype 1209 (Plots 199, 200, 200a)

Reason : To improve the external appearance of the terrace and dwellings in the interests of visual amenity and the character and appearance of the streetscene, in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan, 2005.

REASON FOR APPROVAL

It is considered that the proposed development does not have an unacceptably harmful impact upon the layout or design of the locality or the character of the area in which it is located and would not materially affect the existing parking conditions in the area or have a detrimental impact on the residential amenity of adjoining occupiers. Accordingly the proposal conforms to the requirements of the Welwyn Hatfield District Plan 2005.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

1, 6, 10, 25, 29, 38, 45

Welwyn Hatfield District Plan 2005:

SD1, R1, R2, R17, R19, M1, M5, M14, H1, H6, H7, H8, OS3, D1, D2

Supplementary Design Guidance

Supplementary Planning Guidance

INFORMATIVES

Increase flow from the development may lead to sewerage flooding. Impact studies of the existing infrastructure will be required in order to determine the magnitude of any new additional capacity required in the system and a suitable connection point. The developer will be required to fund this. Early contact with Thames Water is recommended.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water course or surface water sewer. It must not be allowed to drain into the foul sewer as this is a major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application to the overall benefit of our customers.

Continuation ...

In the disposal of surface water, Thames Water will recommend that the applicant:

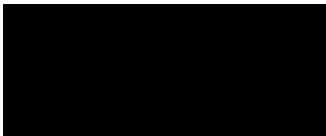
- a) looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution;
- b) checks that the proposals are in line with the advice from DEFRA, which encourages wherever practicable, disposal 'on site' without recourse to the public sewerage system; for example in the form of soakaways or infiltration areas on free draining soils;
- c) looks to ensure the separation of foul and surface water sewerage on all new developments

Where the disposal of surface water is other than to a public sewer, the Applicant should ensure that approval for the discharge has been obtained from the appropriate authorities.

With regard to surface water, it is recommended that the Applicant should ensure that storm flows are attenuated or regulated into the receiving network e.g. through On/Off site storage

APPROVED PLAN NUMBER(S): HT.1209.1 & HT.1265 & HT.1339 & FP.J1 REV A & FP.J2 REV A & FE.J REV A RECEIVED 02 DEC 2005 & PE.193-193a (1 OF 2) & PE.193-193a (2 OF 2) RECEIVED 28 FEB 2006 & P194-198E & P194-198P & SL.01 REV H RECEIVED 02 MAR 2006

Date: **03/03/2006**



Chris Conway
Chief Planning and Environmental Health Officer