



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/2412/FP

ERECTION OF TWO STOREY REAR EXTENSION, NEW FIRST FLOOR REAR BAY WINDOW AND NEW GARAGE AT SIDE AND FRONT OF EXISTING HOUSE.

at: 65 PINE GROVE BROOKMANS PARK HATFIELD

Agent Name And Address

MR STEPHEN CARRELL
23 BULLS LANE
WELHAM GREEN
AL9 7NY

Applicant Name And Address

MS L CORNELISSEN & MR T LEE
65 PINE GROVE
BROOKMANS PARK
HATFIELD
AL9 7BL

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 22/12/2008 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 0801/01A & 0801/04 received and dated 24 December 2008 & 0801/03C received and dated 13 February 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. The materials to be used in the construction of the external surfaces of the extension 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.

Continuation ...

4. The north flank elevation of the proposed extension and the north facing window within the first floor bay 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

5. Prior to the commencement of the development hereby approved, details of the proposed roof plan shall be submitted to the Local Planning Authority for approval in writing. Subsequently the development shall be built in accordance with the approved details

REASON: The amended plans for the garage submitted on the 13th Jan have not been updated with a proposed roof plan. Details are required to ensure that the design is in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, SD1, R3, M14 and Supplementary Design Guidance), 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: 16/02/2009



Chris Conway
Chief Planning and Environmental Health Officer