



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

N6/2007/1290/FP

PROPOSED REPLACEMENT GARAGE

at: 5 SHERRARDSPARK ROAD WELWYN GARDEN CITY

Agent Name And Address

WASTELL & PORTER ARCHITECTS,
SUITE 5 BANCROFT HOUSE
34 BANCROFT,
HITCHIN,
HERTS
SG5 1LA

Applicant Name And Address

STEPHANIE WHITE
5 SHERRARDSPARK ROAD
WELWYN GARDEN CITY
AL8 7JW

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 29/08/2007 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. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials 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

3. Prior to commencement of works on site, details relating to the proposed foundations for the garage shall be submitted to and approved in writing by the Local Planning Authority. Any subsequently approved details shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the protection of the trees on the amenity land immediately outside of the site.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 D1, D2, GBSP2 & R22), 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).

INFORMATIVE

The applicant is reminded of the need for compliance with any necessary conditions imposed in relation to previous planning permissions on the site

APPROVED PLAN NUMBER(S):

1259/PL10 received and dated 29th August 2007.

Date: 24/10/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish underneath.

Chris Conway
Chief Planning and Environmental Health Officer