



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

N6/2005/1189/FP

**PART SINGLE STOREY FRONT EXTENSION / FIRST FLOOR EXTENSION,
SIDE EXTENSION AND REAR CONSERVATORY**

at: 6 ASHLEY CLOSE, WELWYN GARDEN CITY,

Agent Name And Address

THE ASE PARTNERSHIP,
60 BRIDGE ROAD EAST,
WELWYN GARDEN CITY,
HERTS
AL7 1JU

Applicant Name And Address

MR & MRS WEEKS
6 ASHLEY CLOSE,,
WELWYN GARDEN CITY,
AL8 7LH

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 23/09/2005 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.

3. Any glazing to be inserted within the south flank of the single storey extension of the proposed building shall be glazed with obscure 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 prevent any overlooking or loss of privacy to adjoining properties, and to comply with the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance .

Continuation ...

4. Notwithstanding the plans which have been submitted with this application the permission hereby approved does not relate to the basement as shown on the approved plans and as such no basement should be constructed on site as part of the application hereby approved.

REASON

For the avoidance of doubt.

REASON FOR APPROVAL

It is considered that the proposed development does not have an unacceptably harmful impact on residential amenity or the character of the area in which it is located as the development proposed is in keeping with the original building in terms of scale and design, does not result in unacceptable overlooking or loss of privacy and does not have any unacceptably dominating impact with regard to neighbouring uses.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield District Plan 2005:

D1, D2, R22

Supplementary Design Guidance

APPROVED PLAN NUMBER(S):

1944:P:04 REV B & 1944:P:05 REV B RECEIVED 07/11/2005 & LOCATION PLAN & 1:500 BLOCK PLAN RECEIVED 23/09/2005 & 1944:P:01 REV A & 1944:P:02 REV A

Date: **18/11/2005**



Chris Conway
Chief Planning and Environmental Health Officer