



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**S6/2010/0416/FP**

**MATERIAL AMENDMENTS TO PLANNING APPROVAL S6/2007/0925/MA, TO CHANGE ONE 2 BED STANDARD HOUSE TO A 2 BED HOUSE DESIGNED TO DDA STANDARDS, TOGETHER WITH EXTERNAL CARPORT/CANOPY**

**at: LAND AT HAZEL GROVE PRIMARY SCHOOL HAZEL GROVE HATFIELD**

### Agent Name And Address

MR ROMAN SCHMIDT  
CANVAS ARCHITECTS LTD  
NICKRON HOUSE  
BURY LANE  
RICKMANSWORTH  
WD3 1DN

### Applicant Name And Address

PLACES FOR PEOPLE HOMES LTD  
305 GRAYS INN ROAD  
LONDON  
WC1X 8QR

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 16/03/2010 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: PL/10 Rev PL2 & PL106 P1 & PL-115 Rev P4 & PL-120 Rev P4 received and dated 16 March 2010, in so far as the permission relates to plot 15 only, the canopy and alterations to provide a disabled parking space as shown on drawing number PL106 P1, unless otherwise agreed in writing by the Local Planning Authority. All other details as approved under planning permission S6/2007/0925/MA may still be implemented.

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 development hereby permitted shall be implemented in accordance with details and conditions as approved under planning application number S6/2007/0925/MA and subsequent amendments and details approved within application numbers S6/2009/2095/DS, S6/2009/2108/DS, S6/2009/2144/DS, S6/2009/2428/DS and S6/2010/0415/NM.

## Continuation ...

REASON: In the interests of the design of the development and its impact upon the character of the area, amenity of existing and future occupiers, to ensure that the development complies with sustainable development principles in accordance with PPS1, PPS3, PPG14 and PPS15, and policies within the Welwyn Hatfield District Plan 2005 SD1, R3, R17, R1, R7, GBSP2, M4, M14, H10, D8, D1, D2, D9, RA11 and IM2.

## REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance Planning Policy Statement 3: Housing, Planning Policy 14: Development on Unstable Land and Planning Policy Statement 25: Development and Flood Risk, East of England Plan 2008 policies SS1: Achieving Sustainable Development, S2: Overall Spatial Strategy, H2: Affordable Housing, T4 Urban Transport, T8: Local Roads, T9: Walking, Cycling and other Non-Motorised Transport, T13 Public Transport Accessibility, T14 Parking, ENV1: Green Infrastructure, ENV7: Quality in the Built Environment, ENG1: Carbon Dioxide Emissions and Energy Performance, WAT 4: Flood Risk Management and WM6: Waste Management in Development, Hertfordshire County Council Waste Local Plan 1999 policies Policy 3 Waste minimisation and New Developments, Policy 7 Re-use of Waste Arising from New Developments, Policy 8 Use of Recycled Materials in New Developments and Policy 11 Major Developments and Waste Recycling and development plan policies SD1 Sustainable Development, GBSP2 - Towns and specified settlements, R3 - Energy Efficiency, R5 - Waste Management, M4 - Developer Contributions, M14 - Parking standards for new developments, D1 - Quality of design, D2 - Character and context, D3- Continuity and Enclosure, D5 - Design for movement, D6 -Legibility, D7 - Safety by Design, D8 - Landscaping, D9 - Access and Design for people with disabilities, H2 - Location of Windfall Residential Development, H6 - Densities, H7 - Affordable Housing, H8- Dwelling Types and Tenure, H9 - Special Needs Housing, H10 - Accessible Housing, R1 - Maximising the Use of Previously Developed Land, R7 - Protection of Ground and Surface Water, R17- Trees, Woodland and Hedgerows, R20 - Light Pollution, CLT7 - Community Use of Educational Facilities, CLT9 - Use of Redundant Education Facilities, CLT13 - Loss of Community Facilities, OS1 - Urban Open Land, RA11- Watling Chase Community Forest and IM2 - Planning Obligations of the Welwyn Hatfield District Plan 2005, 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

1. For the benefit of clarification, this planning permission does not revoke the permission granted under planning permission S6/2007/0925/MA.

**Date:** 11/05/2010



Tracy Harvey

**Continuation ...**

Head of Development Control