



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

N6/2006/451/FP

**ERECTION OF PART TWO STOREY AND PART SINGLE STOREY REAR
EXTENSION**

at: 48 BROCKSWOOD LANE, WELWYN GARDEN CITY,

Applicant Name And Address

MR & MRS MUNROE,
48 BROCKSWOOD LANE,
WELWYN GARDEN CITY,
AL8 7BG

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 06/04/2006 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. All external surfaces and detailing of the new building shall be only of materials which match those of the existing building, and all brickwork and mortar shall be of a type, colour and bond to harmonize with the existing

REASON

In order that the extension hereby approved respects and reflects the character and appearance of the existing house.

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.

Continuation ...

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield District Plan 2005:

D1, D2, R22

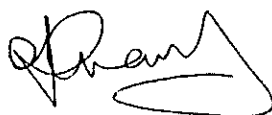
Supplementary Design Guidance

INFORMATIVES

The grant of planning permission does not over-ride or invalidate any legal restrictions or entitlements that affect the property, or any neighbouring property. Therefore the applicants are advised to ensure that all necessary legal steps have been taken before this permission is implemented.

APPROVED PLAN NUMBER(S): Revised Elevations and First Floor Plan & Revised Ground Floor Plan both received 25/05/2006

Date: 01/06/2006



Chris Conway
Chief Planning and Environmental Health Officer