WELWYN HATFIELD BOROUGH COUNCIL

The Campus, Welwyn Garden City
Herts, AL8 6AE
DX 30075 Welwyn Garden City 1
Tel: 01707 357000
www.welhat.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2010/1287/FP

Erection of part two storey and part single storey rear extension

at: 1 Reddings WELWYN GARDEN CITY

Agent Name And Address

Mr A Trigg
22 School Lane
WELWYN
AL6 9PH

Applicant Name And Address

Mr M Tabrizi
1 Reddings
WELWYN GARDEN CITY
AL8 7LA

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 15/06/2010 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: Drawing No. AT294: 01 & AT294: 02 received and dated 16 June 2010 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.

PRE-DEVELOPMENT

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be 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 GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

POST-DEVELOPMENT

4. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

In this condition, retained tree or shrub, means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of [five years] from [the date of the occupation of the building for its permitted use]

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

5. The development shall be constructed in accordance with the tree protection and construction methods supplied on Drawing No. AT294-02. The tree protection methods shall be erected prior to any equipment, machinery or materials are brought on to the site for the proposes of the development hereby permitted and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs. The development shall not be carried out other than in accordance with these approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

6. Other than the windows shown on the approved drawings to which this planning permission relates, no windows or other openings shall be inserted into the first floor side elevations of the extension hereby permitted without the prior written consent of the Local Planning Authority.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

REASONS FOR APPROVAL

The proposal has been considered against PPS1, PPS5 and development plan policies SD1, GBSP2, R3, R17, M14, D1, D2, D8 and D9 of the Welwyn Hatfield District Plan

Continuation …

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

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be south from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the constriction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Date: 10/08/2010

Tracy Harvey
Head of Development Control