



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

N6/2014/1307/FP

Erection of 2 first floor side extensions

at: 7 Densley Close Welwyn Garden City

Agent Name And Address

Mr S Cook
Home Extension Designs
60 Bridge Road East
Welwyn Garden City
AL7 1JU

Applicant Name And Address

Mr D Ilett
7 Densley Close
Welwyn Garden City
AL8 7JX

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 10/06/2014 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: 3018-OS1 Rev.C & 3018-OS2 Rev.C & 3018-E01 & 3018-E02 received and dated 10 June 2014 & 3018-P02 Rev B received and dated 11 September 2014 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 D1 and D2 of the Welwyn Hatfield District Plan 2005.

Continuation ...

4. No development shall commence until full details of the protection of the existing trees on site have been submitted to and approved in writing by the Local Planning Authority. The protection details shall comply with the recommendation of British Standards 5837 (2005). The tree protection shall be in place before any equipment, machinery or materials are brought onto the site for the purposes of the development, 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 20m of the retained tree.

REASON: To protect the existing trees on site in the interest of visual amenity in accordance with policies R17 and D8 of the Welwyn Hatfield District Plan 2005.

POST-DEVELOPMENT

5. The two first floor windows upon the northern elevation of the proposed extension shall be glazed with obscured 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 protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

Date: 11/09/2014



Colin Haigh
Head of Planning