



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2012/2056/FP

Erection of single storey rear extension to replace existing conservatory and conversion of coal sheds into habitable accommodation

at: 15 Sherrardspark Road WELWYN GARDEN CITY

Carriage Return

Agent Name And Address

Mrs H Jordan
Home Extension Team
103 Bancroft
HITCHIN
SG5 1NB

Applicant Name And Address

Mr & Mrs Pardoe
15 Sherrardspark Road
WELWYN GARDEN CITY
AL8 7JW

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 17/10/2012 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: HET 1261/01 & HET 1261/02 Rev A & HET 1261/03 received and dated 11 October 2012 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.

3. There shall be no storage of building materials within five metres of the Oak trees as identified within the application.

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

Continuation ...

POST-DEVELOPMENT

4. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by 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.

REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 SS1, SS2, ENV7 and Development Plan policies SD1, GBSP2, R3, D1, D2, D8 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. The decision has also 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 inspected at these offices).

Date: 12/12/2012



Tracy Harvey
Head of Planning