

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2014/2746/FP

Erection of a double garage following the demolition of existing double garage and erection of single storey rear and side extensions. Raising of polycarbonate roof to breakfast room and internal alterations

at: 8 Densley Close Welwyn Garden City

Carriage Return

Agent Name And Address

Mr M Hill
The Louis De Soissons Partnership
Shoot Lodge
Wandon Green
Lawrence End Road
LU2 8PH

Applicant Name And Address

Mr T Hooley
14 Sekforde Street
London
EC1R 0HD

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 23/12/2014 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: Site Location Plan (1:1250) & 2223 EXSP 1 & 2223 EX 1 & 2223 EX 2 & 2223 EX 3 & 2223 EX 4 & 2223 PSP 1 & 2223 P 1 & 2223 P 2 & 2223 P 3 & 2223 P 4 received and dated 23 December 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

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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.

4. No development shall take place until full details on a suitably scaled plan of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The landscaping details to be submitted shall include:-

a) existing trees, hedges or other soft features to be retained and an arboricultural method statement which should include;

i.details of removal of existing structures and hard surfacing

ii.details of any proposed tree work required to facilitate the development

iii.details of any temporary ground protection

iv.details of any protective fencing (type, and precise location from a fixed point)

v.details of storage areas for building materials

vi.details of any site supervision by a qualified arboriculturist

b) planting plans, including specifications of species, sizes of trees/plants, planting methods and aftercare

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D2 and D8 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).

INFORMATIVE

Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Date: 17/02/2015

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A handwritten signature in black ink, appearing to read 'CHaigh', enclosed within a thin black rectangular border.

Colin Haigh
Head of Planning