



TOWN AND COUNTRY PLANNING ACT 1990

## PLANNING DECISION NOTICE – PERMISSION

**N6/2012/2652/FP**

**Loft conversion with dormer window**

**at: 35 Sherrardspark Road WELWYN GARDEN CITY**

Carriage Return

### Agent Name And Address

Mr A Moody  
AMA Design  
5 Roland Street  
ST ALBANS  
AL1 5HS

### Applicant Name And Address

Mr A Batten  
35 Sherrardspark Road  
WELWYN GARDEN CITY  
AL8 7JY

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 19/12/2012 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: 08-001P & 08-005PD & 08-004PD received and dated 19 December 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.

### Post Development

3. The dormer hereby permitted shall be constructed with a lead flat roof and dormer cheeks with a white painted timber framed window. These 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.

## Continuation ...

4. The second floor dormer of the proposed extension hereby permitted shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened 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 and the National Planning Policy Framework.

### REASONS FOR APPROVAL

The proposal has been considered against the National Planning Policy Framework, and Local Development Plan policies SD1, GBSP2, R3, M14, D1 & D2 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:** 13/02/2013



Tracy Harvey  
Head of Planning