



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

N6/2007/89/FP

**VARIATION OF CONDITION 3 OF PLANNING PERMISSION N6/2003/1215/FP
TO INCLUDE ADDITIONAL ROOFLIGHTS AND REVISED INTERNAL LAYOUT.**

at: LAND R/O 7 STATION ROAD, DIGSWELL, WELWYN,

Agent Name And Address

MRS LOUISE NEWBERY
EADES HOTWANI PARTNERSHIP
HALL'S YARD,
TILEHOUSE STREET,
HITCHIN,
HERTFORDSHIRE
SG5 2DY

Applicant Name And Address

MR ROBIN HAYHURST
LADYGROVE COURT,
HITCHWOOD LANE,
PRESTON,
HITCHIN,
HERTFORDSHIRE
SG4 7SA

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 18/01/2007 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Before construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) the provisions of Part 1, Classes A, B, C and E to that Order shall not apply to any dwelling constructed as part of this consent.

REASON

To ensure that adequate private amenity space is retained for these dwellings and to safeguard the visual amenity of the area.

Continuation ...

4. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON

To enhance the visual appearance of the development.

5. The occupation of the dwelling hereby permitted shall be restricted so that the dwelling shall be occupied by persons at or above the age of 55, or by a household with at least one member who is registered disabled,

REASON: The development has been specifically designed and its occupation is only permitted for persons at or above the age of 55, or a household with a member who is registered disabled, in the interests of policies H6, RES Criteria 8 and RES Criteria 21 of the Welwyn Hatfield District Plan Alterations 1, 1998.

REASONS FOR APPROVAL

The proposal has been considered against development plan policies of the Welwyn Hatfield District Plan 2005 Policies GBSP2, SD1, D1 and D2, 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).

APPROVED PLAN NUMBER(S): P/010 rev C & P/011 rev B received on 18-01-2007 & 101 rev B & 104 rev A & 114 & 116 & 117 rev B & 121 rev B all received 23-01-2007

Date: 09/03/2007



Chris Conway
Chief Planning and Environmental Health Officer