

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR C DAVY
25 HOBBS HILL ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9QA

MR & MRS SMITH
ROSEWOOD
DARRS LANE
NORTHCHURCH, BERKHAMSTED
HERTS
HP4 3TT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00183/00/FHA

ROSEWOOD, DARRS LANE, NORTHCHURCH, BERKHAMSTED, HERTS, HP4
3TT
2 STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND NEW
CAR-PORT

Your application for full planning permission (householder) dated 02 February 2000
and received on 03 February 2000 has been **GRANTED**, subject to any conditions
set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barnard'.

Director of Planning

Date of Decision: 28 March 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00183/00/FHA

Date of Decision: 28 March 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. The car port hereby permitted shall be constructed in natural green oak with plain concrete tiles to match the size, colour and texture of the concrete tiles used on the existing dwellinghouse.

Reason: To accord with the terms of the submitted application and to ensure a satisfactory appearance to the development.

4. No windows other than those shown on the approved Drawing No. 11 Rev 1 shall be inserted in the extension hereby permitted.

Reason: In the interests of the amenity of adjoining residents.

5. The roof area of the single storey extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

Reason: In the interests of the residential amenities of the adjacent dwellings.

6. No development shall take place until full details of proposals for the replacement and reinforcement of the hedging to the south-east flank boundary shall have been submitted to and approved in writing by the local planning authority. These details shall include planting plans and schedules of plants noting species, plant sizes and numbers / densities where appropriate. The works shall be carried out prior to the occupation of the extension hereby permitted or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.