

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0419/93

Mr & Mrs Hollick
16 Newlands Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

16 Newlands Road, Hemel Hempstead, Herts

TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 18.03.1993 and received on 23.03.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

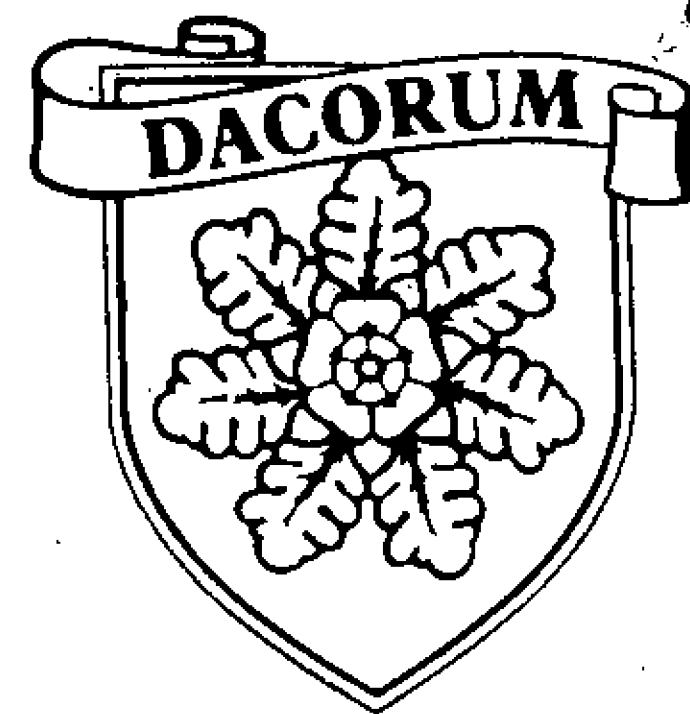
Director of Planning.

Date of Decision: 14.05.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0419/93

Date of Decision: 14.05.1993



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

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. With the exception of the porch and garage, the walls of the extension hereby permitted shall otherwise match both in colour and texture the rendered and pebbledashed finish of the existing dwellinghouse of which this development shall form a part.

Reason: In the interests of the appearance of the dwellinghouse within the street scene.

3. The roofing tiles shall match both in colour and texture those of the existing dwellinghouse of which this development shall form a part.

Reason: In the interests of the appearance of the dwellinghouse within the street scene.

4. Notwithstanding the details shown on the submitted plan, the garage door shall be positioned 5.5 metres from the back edge of the public footpath and the garage shall have an internal dimension of 4.8 metres between the garage door and the back wall.

Reason: In the interests of highways safety, for the avoidance of doubt and in accordance with details agreed by the applicant with regard to the position of the garage door.

5. Notwithstanding the provisions of the Town and Country General Development Order 1988 or any amendment thereto there shall be no exterior alterations or additions to the dwellinghouse, including the garage door as referred to by Condition 4 without the express written permission of the local planning authority.

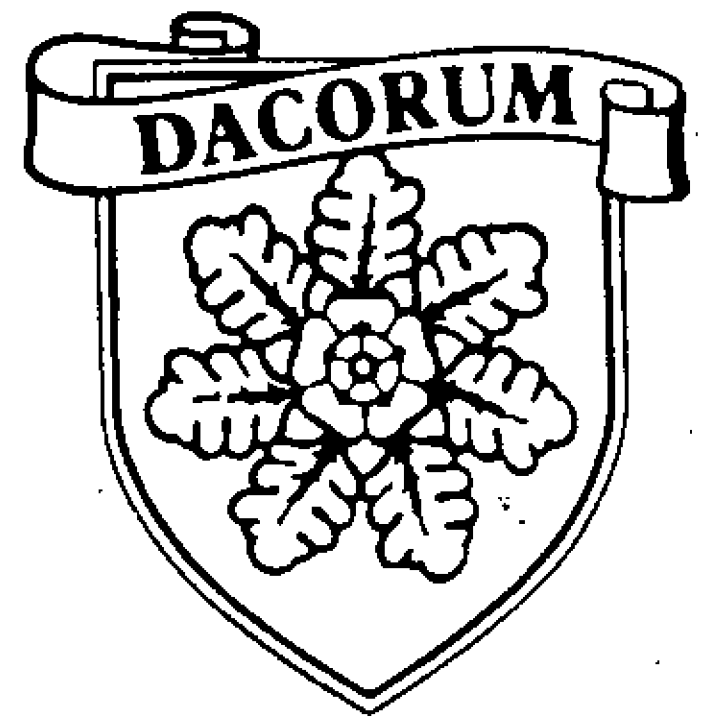
Reason: In order that the local planning authority may retain control over elevational changes in the interests of highway safety and to ensure the adequate and satisfactory provision of off street parking facilities to safeguard the privacy of No. 12 Myrtle Green.

6. No work shall be started on the development hereby permitted until details of bricks to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the bricks so approved.

Reason: In the interests of the appearance of the dwellinghouse within the street scene.

CONDITIONS APPLICABLE
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7. The existing hedge marked as 'A-B' on Plan No. 4/0419/93 shall be cut back a distance of 2.4 metres from Point 'A' back into the site within which there shall be no obstruction to visibility between 600mm and 2.0 metres above the level of the adjoining accessway to the garage court, otherwise this boundary hedge and that marked 'C-D' shall be permanently retained.

Reason: In the interests of highways safety and to maintain and enhance visual amenity.