

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



PHOENIX DESIGN ASSOCIATES
MR J SUGDEN
64 MISWELL LANE
TRING
HERTS
HP23 4DR

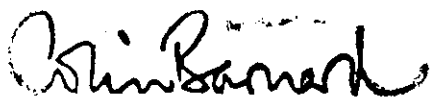
MR & MRS G DOYLE
66 ARGYLL ROAD
HEMEL HEMPSTEAD
HERTS
HP2 6ND

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00562/00/FHA

66 ARGYLL ROAD, HEMEL HEMPSTEAD, HERTS, HP2 6ND
TWO STOREY SIDE EXTENSION, PARKING AREA AND NEW VEHICULAR
ACCESS

Your application for full planning permission (householder) dated 23 March 2000
and received on 27 March 2000 has been **GRANTED**, subject to any conditions set
out overleaf.



Director of Planning

Date of Decision: 18 May 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00562/00/FHA

Date of Decision: 18 May 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 extension 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway safety.

4. The extension hereby permitted shall not be occupied until the new vehicular access and parking spaces shown on Drawing No. 500 garage shall have been provided.

Reason: In the interests of highway safety.

5. A beech hedge, details of which shall be submitted to and approved in writing by the local planning authority, or such other alternative species of hedge as may be agreed in writing by the local planning authority, shall be planted and thereafter permanently retained along the whole length of boundary between points A and B on Drawing No. 500 in the planting season following the date on which the extension hereby permitted is first brought into use. For the purposes of this condition, a planting season shall be taken to commence on 1 October and end on 31 March in the following calendar year.

Reason: The site occupies a prominent position in relation to adjoining parkland, and the hedge will permanently screen the parking area which would otherwise be visually intrusive when viewed from the parkland.

6. If within a period of five years from the date of the planting of the hedge referred to in Condition 5 any part of that hedge is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another section of hedge of the same species and size as that originally planted shall be planted at the same place and length, unless the local planning authority gives its written consent to any variation.

Reason: The site occupies a prominent position in relation to adjoining parkland, and the hedge will permanently screen the parking area which would otherwise be visually intrusive when viewed from the parkland.