



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

K M CULL
9 KILNCROFT
HEMEL HEMPSTEAD
HERTS
HP3 8HH

MRS K T OSBORNE
70 ROSEHEATH
HEMEL HEMPSTEAD
HERTS
HP1 2NG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00807/99/FHA

70 ROSEHEATH, HEMEL HEMPSTEAD, HERTS, HP1 2NG
FIRST FLOOR SINGLE STOREY REAR EXTENSION.

Your application for full planning permission (householder) dated 30 April 1999 and received on 04 May 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 June 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00807/99/FHA

Date of Decision: 25 June 1999

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 roof tiles to be used in the construction of the extension hereby permitted shall match in size, colour and texture those used on the existing building and the existing roof tiles to be removed in order to facilitate the construction of the development hereby permitted shall be re-used where feasible for the roof of the extension.

Reason: To ensure a satisfactory appearance to the development.

3. The materials to be used in the construction of the walls of the extension hereby permitted shall match in texture and colour those of the existing dwellinghouse.

Reason: To ensure a satisfactory appearance.

4. 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), no windows or other openings other than those expressly authorised by this permission shall be constructed unless otherwise approved in writing by the local planning authority.

Reason: In the interests of safeguarding the residential amenity and privacy of Nos. 72 and 68 Roseheath.

5. The extension shall not be brought into use until the existing vehicular access has been widened in accordance with the details shown on Drawing No. CAD 343.01, and thereafter the widened access shall be retained at all times.

Reason: In the interests of highway safety.

6. The parking area hatched green on Drawing No. CAD 343.01 shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.