



PLANNING

MR & MRS D W CHARTERIS
111 BELSWAINS LANE
HEMEL HEMPSTEAD
HERTS
HP3 9PT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00818/97/FHA
SINGLE STOREY SIDE AND REAR EXTENSIONS
111 BELSWAINS LANE, HEMEL HEMPSTEAD, HERTS, HP3 9PT

Your application for full planning permission (householder) dated 18 May 1997 and received on 23 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 18 July 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00818/97/FHA

Date of Decision: 18 July 1997

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. Before the single storey extension adjoining No.109 Belswains Lane is first brought into use a close boarded fence measuring 1.8 metres in height (as measured from the existing ground level of the land hatched green on Plan No.4/0818/97) shall be erected along the whole length of the boundary between points 'A' and 'B' as shown on Plan No.4/0818/97, and thereafter this fence shall be permanently retained fully in accordance with the details set out in this condition.

Reason: To safeguard the privacy of No.109 Belswains Lane at all times.

4. Before the single storey extension is first brought into use a close boarded fence measuring 1.8 metres in height as shown on Plan No.4/0818/97 shall be erected along the length of common boundary between points 'C' and 'D' and thereafter this fence shall be retained fully in accordance with the details set out in this condition.

Reason: To safeguard the privacy of No. 113 Belswains Lane at all times.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A and E.

Reason: To enable the local planning authority to retain control over further development in the interests of :

- (a) safeguarding the residential amenity of No.113 Belswains Lane;
- (b) ensuring that the garage is permanently available to serve the extended dwellinghouse;
- (c) to ensure that there is not an overdevelopment of the residential curtilage.

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6. This permission does not relate to the approval of the drainage of the development hereby permitted and before development commences a drainage strategy shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is an acceptable form of drainage of the site.

7. Within one month from the date of this permission a scheme showing the provision of additional parking shall be submitted to the local planning authority and before the single storey side extension is first brought into use the additional parking shall be provided in accordance with the approved scheme; thereafter the additional parking shall be permanently retained for the approved purpose.

Reason: To ensure that the dwellinghouse is served with adequate curtilage parking.