



PLANNING

Civic Centre Marlowes
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MR E L JOHNSTON
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Applicant:
P FULHAM ESQ
68 SUNNYHILL ROAD,
HEMEL HEMPSTEAD,
HERTS,
HP1 1SZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01081/98/FHA

68 SUNNYHILL ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1SZ
SINGLE AND TWO STOREY EXTENSION WITH REPLACEMENT GARAGE

Your application for full planning permission (householder) dated 22 June 1998 and received on 23 June 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 06 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01081/98/FHA

Date of Decision: 06 October 1998

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 external surfaces of the rendered walls of the extension and garage hereby permitted shall match in colour and texture those used on the existing dwellinghouse.

Reason: To ensure a satisfactory appearance to the development.

3. The roof tiles to be used in the construction of the extension and garage hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

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, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of Nos. 66 and 70 Sunnyhill Road.

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 No. 66 Sunnyhill Road.

6. If the garage hereby is not built, the existing garage and parking area in front of this garage shall be permanently retained primarily for the parking of vehicles.

Reason: To ensure that there is off street parking available within the residential curtilage of No. 68 Sunnyhill Road to serve the extended dwellinghouse.

7. The window serving the w.c shall be fitted with obscure glass at all times .

Reason: In the interests of the safeguarding the residential amenity of No.70 Sunnyhill Road.

8. This planning permission does not extend to the areas hatched in black on Drawing No. 6698/2/A.

Reason: For the avoidance of doubt.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER