

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



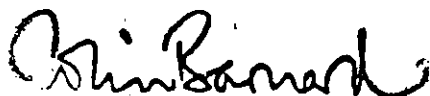
J S TINSON
12 CONNAUGHT GARDENS
BERKHAMSTED
HERTS
HP4 1SF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01228/99/FHA

12 CONNAUGHT GARDENS, BERKHAMSTED, HERTS, HP4 1SF
TWO STOREY SIDE EXTENSION AND RE-POSITIONING OF BOUNDARY FENCE

Your application for full planning permission (householder) dated 20 June 1999 and received on 05 July 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 04 January 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01228/99/FHA

Date of Decision: 04 January 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 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. The materials to be used on the surface of the driveway hereby permitted shall match in size, colour and texture those used on the existing driveway, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

4. No development shall take place until full details of soft landscape works relating to the landscape area to the north of the proposed garage shall have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, soft landscape works include planting plans indicating schedules of plants, species, plant sizes and proposed numbers/densities of plants.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. The development hereby permitted shall not be occupied until the driveway and garage shown on Drawing No. JST-1 received by the local planning authority on the 23 November 1999 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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