



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR & MRS R BERKELEY
1 POND ROAD
HEMEL HEMPSTEAD
HERTS
HP3 8BA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01233/97/FHA

1 POND ROAD, HEMEL HEMPSTEAD, HERTS, HP3 8BA
TWO STOREY SIDE EXTENSION, PORCH AND NEW VEHICULAR ACCESS AND
DRIVEWAY

Your application for full planning permission (householder) dated 31 July 1997 and received on 01 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01233/97/FHA

Date of Decision: 26 November 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 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 within the street scene.

3. The extension hereby permitted shall not be brought into use until the parking space and vehicular access as shown on Drawing No. 98/03A shall have been provided fully in accordance with the details shown on this drawing, and thereafter the access and parking space shall be permanently retained and only used for the approved purposes.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities to serve the extended dwellinghouse and in the interests of highway safety.

4. The gates shown on Drawing No. 98/03A shall be set back 4.8 m from the back edge of the footpath and shall open inwards at all times.

Reason: In the interests of highway safety.

5. The gradient of the driveway shall not be greater than 1 in 10 .

Reason: In the interests of highway safety.

6. A 2 m by 2 m visibility splay shall be provided on the south eastern side of the access, measured from the back edge of the of the footpath, within which there shall be no obstruction to visibility between 600 mm and 2 m above the footpath level.

Reason: In the interests of highway safety.

7. No additional bedrooms shall be formed within the dwellinghouse as extended unless otherwise agreed in writing by the local planning authority.

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