



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

COOPER ENVIRONMENTAL PLANNING
85 VICTORIA STREET
WINDSOR
BERKS
SL4 1EH

Applicant:
MR & MRS M RYDE
PAGET
FLAUNDEN LANE
FLAUNDEN, HEMEL HEMPSTEAD
HERTS
HP3 0PQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01238/97/FHA

PAGET, FLAUNDEN LANE, FLAUNDEN, HEMEL HEMPSTEAD, HERTS, HP3
0PQ
FIRST FLOOR REAR EXTENSION (RESUBMISSION)

Your application for full planning permission (householder) dated 31 July 1997 and received on 1 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01238/97/FHA

Date of Decision: 25 September 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 external surfaces of the walls of the development hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of the appearance of the extended building within the rural street scene and the visual amenity of Green Belt.

3. The roofing tiles of the development hereby permitted shall match in size, colour and texture those of the existing building, and all existing tiles to be removed to facilitate the construction of the development shall be re-used where possible.

Reason: In the interests of the appearance of the rural street scene and the visual amenity of the Green Belt.

4. The existing double garage shall be kept available at all times for the parking of two cars associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation; 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), there shall be no alterations to the external appearance of the garage without the prior written approval of the local planning authority.

Reason: The site is located within the Green Belt where there is a strict control over new development including the enlargement of dwellinghouses. The use of the existing garage for additional accommodation would be contrary to Green Belt policy, and would give rise to the need for additional parking provision, which could adversely affect the rural street scene.

5. The areas hatched green on Drawing No. DBC/97/35/1 shall not be used for the provision of additional parking.

Reason: To protect the rural street scene.