



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

J WILLIAMS (BUILDER)
MACKLERS FARM COTTAGE
LEVERSTOCK GREEN ROAD
HEMEL HEMPSTEAD
HERTS
HP2 4HL

Applicant:

MRS RICHARDS
19 HOBLETTS ROAD
HEMEL HEMPSTEAD
HERTS
HP2 5LS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01324/98/FHA

19 HOBLETTS ROAD, HEMEL HEMPSTEAD, HERTS, HP2 5LS
TWO STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 06 July 1998 and received on 27 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01324/98/FHA

Date of Decision: 16 September 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 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.

3. Notwithstanding the details shown on Plan No. 4/1324/98, this permission does not extend to the new pitched roof over the existing utility room.

Reason: For the avoidance of doubt.

4. The first floor window in the western flank wall of the extension hereby permitted (shown coloured green on Plan No. 4/1324/98) shall be non opening, with the exception of the top hung part labelled 'A'. Before the development is brought into use, this window shall be fitted and thereafter maintained with obscured glass, and a sample of the type of obscured glass to be used shall be submitted to and agreed in writing with the local planning authority before it is installed.

Reason: In order to safeguard the privacy of No.17 Hobletts Road.

5. 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 or other openings other than those expressly authorised by this permission shall be installed within the eastern and western flank walls of the extension hereby permitted unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the privacy of Nos 17 and 21 Hobletts Road.

6. There shall at no time be more than three bedrooms within the extended dwellinghouse .

Reason: An additional bedroom will require the provision of an additional parking space in accordance with the Dacorum Borough Local Plan Environmental Guidelines in an area where the demands for on street parking are considerable.