

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1353/93

Mr Edwards
22 Pixies Hill Crescent
Hemel Hempstead
Herts

Mr N.A. Johnson
37 Storey Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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22 Pixies Hill Crescent, Hemel Hempstead, Herts

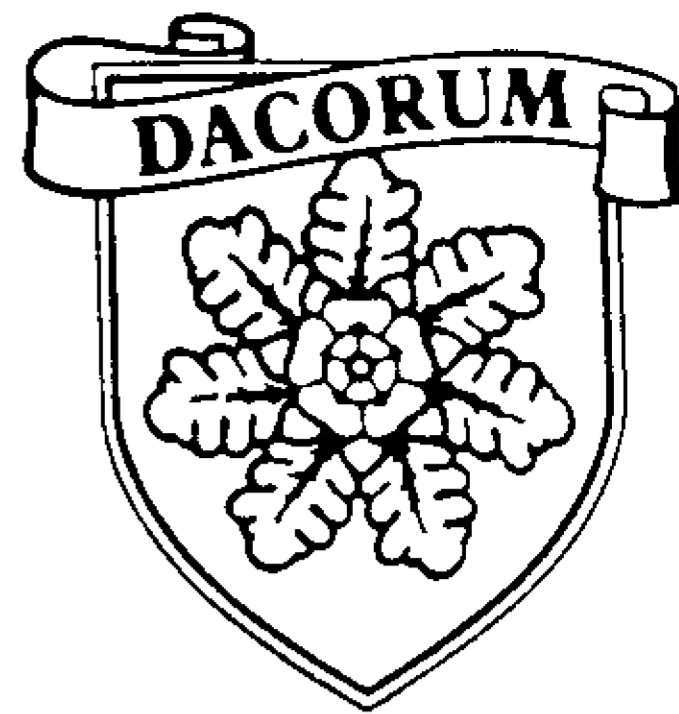
TWO STOREY SIDE EXTENSION (RESUBMISSION)

Your application for *full planning permission (householder)* dated 27.09.1993 and received on 07.10.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 20.12.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1353/93

Date of Decision: 20.12.1993

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

3. No works to the extension hereby approved shall be started until a vehicular access and right of way shall have been agreed and constructed over the area of land coloured yellow on Plan 4/1353/93.

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

4. There shall be no windows inserted within the side elevation to the extension hereby approved without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

6. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

7. No work shall be started on the development hereby permitted until details of materials to be used for the hardstanding area shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.