



PLANNING

Civic Centre Marlowes
Hemel Hempstead
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MR D CLARKE
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Applicant:
MR ACORES
SIESTA
ROUGHDOWN VILLAS ROAD
HEMEL HEMPSTEAD
HERTS
HP3 0AX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01362/97/FHA

**SIESTA, ROUGHDOWN VILLAS ROAD, HEMEL HEMPSTEAD, HERTS, HP3 0AX
SINGLE STOREY SIDE EXTENSION INCORPORATING GARAGE**

Your application for full planning permission (householder) dated 26 August 1997 and received on 27 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 20 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01362/97/FHA

Date of Decision: 20 October 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 development hereby permitted shall be constructed of roofing tiles to match those on the existing dwelling, and the the walls of the development shall be constructed in accordance with the details shown on Drawing No. 9670/1.

Reason: In the interests of the appearance of the development within street scene.

3. Notwithstanding the details of the roof design shown on Drawing No. 9760/1 (East Elevation), the east elevation of the development hereby permitted shall incorporate a pitched roof, details of which shall be submitted and approved in writing by the local planning authority before any development commences; the development shall be carried out in accordance with the approved details and thereafter permanently retained.

Reason: In the interests of ensuring that the development will be compatible with the street scene. The east elevation of garage in its submitted form would detract from the appearance of the street scene.

4. The windows of the development hereby permitted shall be permanently fitted with obscure glass unless acceptable boundary treatment is otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the residential amenity of 'Highlow'.

5. The visibility of the existing access labelled 'A' on Drawing No. 9760/1 shall be modified to the satisfaction of the local planning authority before the garage hereby permitted is first brought into use and thereafter the modifications shall be permanently maintained.

Reason: In the interests of highway safety.