

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR J W FOX REYNARD DESIGN
16 ELEANOR GROVE
ICKENHAM
MIDDX
UB10 8BH

MR & MRS J P MOORE
25 CEMMAES COURT ROAD
HEMEL HEMPSTEAD
HERTS
HP1 1ST

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01488/99/FHA

25 CEMMAES COURT ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1ST
TWO STOREY AND SINGLE STOREY REAR EXTENSION AND ASSOCIATED
PLANTER BEDS, PATIO, RETAINING WALL AND BOUNDARY TIMBER FENCE.

Your application for full planning permission (householder) dated 19 August 1999
and received on 20 August 1999 has been **GRANTED**, subject to any conditions set
out overleaf.



Director of Planning

Date of Decision: 10 December 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01488/99/FHA

Date of Decision: 10 December 1999

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 extensions hereby permitted shall match in size, colour and texture those used on the existing building. The bricks used for the stepped rear terrace shall be in accordance with the details specified by Drawing No.CCR/778/1a.

Reason: In the interests of the appearance of the development within the street scene and in relation to Nos. 23 and 27 Cemmaes Court Road.

3. 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 doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of safeguarding the privacy of Nos. 23 and 27 Cemmaes Court Road.

4. The windows coloured blue on Drawing No.CCR/778a shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of residential amenity.

5. The existing boundary fence between Nos. 25 and 23 Cemmaes Court Road as shown by Drawing No.CCR/778/1a shall be retained at all times.

Reason: In the interests of safeguarding the residential amenity/privacy of Nos. 23 and 25 Cemmaes Court Road.

6. The boundary fence subject to condition 5 shall be extended in accordance with the details shown on Drawing No. CCR/778a before any part of the extensions and the patio are first brought into use. Thereafter the fence shall be retained at all times in accordance with the approved details. The fence shall be of the same height as the existing fence subject to condition 5 and be of a closeboarded type.

Reason: In the interests of the residential amenity/ privacy of Nos 23 and 25 Cemmaes Court Road.

7. The engineering operations necessary to facilitate the provision of the rear terrace and patio as shown by Drawing No. CCR/778a shall be carried out fully in accordance with the details specified by this drawing before the first use of the extensions subject to this planning permission. Thereafter the planter beds shall only be used for soft landscaping.

Reason: In the interests of the appearance of the development and its relationship with No. 23 Cemmaes Court Road.

8. Notwithstanding the reference to 'side retaining wall built above neighbours levels' as specified by Drawing No. 778/1a, any changes to the side retaining wall with No. 23 Cemmaes Court Road which are at variance with the design details shown by this drawing shall be agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the residential amenity of No. 23 Cemmaes Court Road and for the avoidance of doubt.

9. The area hatched green on Drawing No. CCR/778a shall be available at all times for parking and there shall be no more than 4 bedrooms serving the extended dwellinghouse.

Reason: To ensure that at all times the extended dwellinghouse is served by some off street parking in the interests of highway safety. The creation of additional bedrooms will create more parking demands.