

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR N A JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

MRS P A MACHIN
LONGFIELD
HOGPITS BOTTOM
FLAUNDEN, HEMEL HEMPSTEAD
HERTS
HP3 0PU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01540/00/FHA

**LONGFIELD, HOGPITS BOTTOM, FLAUNDEN, HEMEL HEMPSTEAD, HERTS,
HP3 0PU
DETACHED GARAGE**

Your application for full planning permission (householder) dated 29 August 2000 and received on 25 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 05 December 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01540/00/FHA

Date of Decision: 05 December 2000

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 garage hereby permitted shall match in size, colour and texture those used on the adjacent dwelling.

Reason: To ensure a satisfactory appearance to the development.

3. The gap in the laurel hedge (near to the proposed garage) which forms the front boundary of the property shall be filled with plants of the same species as the existing hedge in the first planting season following the date on which the garage is first brought into use.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 2 and 5

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 8, 9, 10 and 91

Part 5 Environmental Guidelines

Section 2

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9, 10, 11 and 97

Part 5 Environmental Guidelines

Section 2