

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



STEPHENSON RESIDENTIAL
4 WESTERN ROAD
ROMFORD
ESSEX
RM1 3JT

MR N SMITH
21 ELLINGHAM ROAD
HEMEL HEMPSTEAD
HERTS
HP2 5LE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01545/00/FHA

21 ELLINGHAM ROAD, HEMEL HEMPSTEAD, HERTS, HP2 5LE
DEMOLISH GARAGE CONSTRUCT TWO STOREY EXTENSION (GARAGE WITH
BEDROOM OVER)

Your application for full planning permission (householder) dated 01 August 2000 and received on 29 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 02 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01545/00/FHA

Date of Decision: 02 January 2001

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.

Reason: To ensure a satisfactory appearance to the development.

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, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policy 2

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 7, 8, 9 and 10

Part 5 Environmental Guidelines

Sections 6 and 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 7, 9, 10 and 11

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA23 Adeyfield North

Part 5 Environmental Guidelines

Sections 6 and 10