

**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

MR BREHME
21 WINDMILL ROAD
HEMEL HEMPSTEAD
HERTS
HP2 4BJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01620/00/FHA

21 WINDMILL ROAD, HEMEL HEMPSTEAD, HERTS, HP2 4BJ
TWO STOREY SIDE EXTENSION AND FRONT PORCH

Your application for full planning permission (householder) dated 08 September 2000 and received on 08 September 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble.

Development Control Manager

Date of Decision: 03 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01620/00/FHA

Date of Decision: 03 November 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 extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: In the interests of the appearance of the development in relation to the dwellinghouse and the street scene.

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 or other openings other than those expressly authorised by this permission shall be constructed within the south western flank wall of the two storey side extension unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of permanently safeguarding the privacy of No.1 White Hart Road.

4. The first floor level window serving the bathroom in the front elevation of the the two storey extension shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of residential amenity.

NOTE:

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

Hertfordshire Structure Plan Review 1991-2011

Policies 1, 2, 6, 22, 25 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 49, 51 and 59

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 10

Dacorum Borough Local Plan 1991- 2011 Deposit

Part 3 General Proposals

Sections 1, 7, 9, 10, 11, 50, 52, 55, 59 and 64

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA 22 Adeyfield South

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 10

INFORMATIVE:

The provision of a level threshold for the front door of the porch will assist disabled wheelchair access.