



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

RONALD ASSOCIATES
111 HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AH

Applicant:

MR & MRS LYUS
1 DELLFIELD AVENUE
BERKHAMSTED
HERTS
HP4 1DX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01701/98/FHA

1 DELLFIELD AVENUE, BERKHAMSTED, HERTS, HP4 1DX
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 28 September 1998 and received on 28 September 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 December 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01701/98/FHA

Date of Decision: 17 December 1998

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: 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.

4. The development hereby permitted shall not be occupied until the existing vehicular crossover shall have been widened to 4.8 metres.

Reason: In the interests of highways safety.

5. A 2 m x 2 m visibility splay shall be provided each side of the access, measured from the edge of the access to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2 m above the footway level.

Reason: In the interests of highways safety.