

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR C DAVY
25 HOBBS HILL ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9QA

MR & MRS FERGUSON
34 TREBELLAN DRIVE
HEMEL HEMPSTEAD
HERTS
HP2 5EL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01763/00/FHA

34 TREBELLAN DRIVE, HEMEL HEMPSTEAD, HERTS, HP2 5EL
SINGLE STOREY SIDE AND REAR EXTENSIONS, NEW PORCH AND NEW
PITCHED ROOF AREA

Your application for full planning permission (householder) dated 03 October 2000 and received on 04 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 27 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01763/00/FHA

Date of Decision: 27 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: 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 unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the privacy of Nos 32 and 36 Trebellan Drive.

4. 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) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety.

5. A 2 m x 2 m visibility splay shall be provided on the south eastern side of the access, measured from the front boundary of the residential curtilage of the dwellinghouse into the existing front garden within which there shall be no obstruction to visibility between 600 mm and 2 m above the footpath level.

Reason: In the interests of highways safety.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 6, 25 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 49, 51, 54 and 59

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11, 52, 55 and 64

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA 22 Adeyfield South

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 10

INFORMATIVES:

(a) It is noted that the submitted application form confirms that all the land to which the development relates is under the ownership of the applicant. However, it is strongly recommended that before the commencement of development the precise relationship with No.32 is clarified with the owner of this property.

(b) In the interests of disabled access, the external doors should incorporate level thresholds and should be wide enough to accommodate a wheelchair.