

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
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121 HIGH STREET
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HERTS
HP4 2DJ

BBS NEW HOMES LTD
70 GEORGE STREET
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HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01918/00/FUL

31 COBBETTS RIDE, TRING, HERTS, HP234BZ
DETACHED DWELLING AND GARAGE

Your application for full planning permission dated 14 October 2000 and received on 25 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble

Development Control Manager

Date of Decision: 22 December 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01918/00/FUL

Date of Decision: 22 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 development hereby permitted shall be those approved under planning permission reference 4/1208/99/DRC granted on 21 July 1999.

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. Those windows shown on the approved drawings as having obscured glazing shall be so constructed and the obscured glazing shall thereafter be retained.

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

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.

Reason: In the interests of highway safety.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011
Policies 1 and 2

Dacorum Borough Local Plan
Part 3 General Proposals
Policies 1, 8 and 9
Part 5 Environmental Guidelines
Section 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft
Part 3 General Proposals
Policies 1, 9 and 10
Part 5 Environmental Guidelines
Section 10