



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

J WILLIAMS  
MACKLERS FARM COTTAGE  
LEVERSTOCK GREEN ROAD  
HEMEL HEMPSTEAD  
HERTS

MRS RICHARDS  
19 HOBLETTS ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP2 5LS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/02072/98/FHA**

**19 HOBLETTS ROAD, HEMEL HEMPSTEAD, HERTS, HP2 5LS**  
**TWO STOREY REAR EXTENSION AND NEW PITCHED ROOF TO SIDE**  
**(RE-SUBMISSION)**

Your application for full planning permission (householder) dated 27 November 1998 and received on 07 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 27 January 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/02072/98/FHA**

Date of Decision: 27 January 1999

**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 bricks to be used in the construction of the extensions and the wall to be added to the existing single storey side 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 and in the interests of the residential amenity of No.21 Hobletts Road.

**3. No development shall take place until samples of the roof tiles to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and in the interests of the residential amenity of No.21 Hobletts Road.

**4. The first floor window of the western flank wall of the two storey rear extension hereby permitted (shown coloured yellow on Plan No.4/2072/98FHA) shall be non opening with the exception of the top hung part labelled 'A'. Before the development brought into use, this window shall be fitted and thereafter maintained with obscure glass and a sample of the type obscure glass to be used shall be submitted to and approved in writing with the local planning authority before it is installed.**

Reason: In order to safeguard the privacy of No.17 Hobletts Road.

**5. 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 installed within any part of either the development hereby permitted or the existing building unless otherwise agreed in writing by the local planning authority.**

Reason: In order to safeguard the privacy of Nos. 17 and 21 Hobletts Road.

**6. There shall at no time be more than three bedrooms within the extended dwellinghouse.**

Reason: An additional bedroom will require an additional parking space in accordance with the Dacorum Borough Local Plan Environmental Guidelines in an area where the demands for on street parking are considerable.