



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR N A JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

MR D WADMORE
33 ELLINGHAM ROAD
HEMEL HEMPSTEAD
HERTS
HP2 5LE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02150/98/FHA

33 ELLINGHAM ROAD, HEMEL HEMPSTEAD, HERTS, HP2 5LE
FIRST FLOOR REAR EXTENSION

Your application for full planning permission (householder) dated 22 December 1998 and received on 22 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 February 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/02150/98/FHA

Date of Decision: 12 February 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 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 or other openings other than those expressly authorised by this permission shall be constructed within the flank walls of the extension hereby permitted and the existing dwellinghouse unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the privacy of Nos 31 and 35 Ellingham Road.

4. The window coloured yellow on Drawing No. Wren/NAJ/099/98 to be installed within the western flank wall of the existing dwellinghouse shall be fitted at all times with obscure glass. The window shall be of a fixed type at all times, with the exception of those parts labelled 'A' which shall be of a top hung type, unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of safeguarding the privacy of No.31 Ellingham 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) the existing garage 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 and at all times the area cross hatched red on Drawing No.Wren/ NAJ/099/98 shall be available for parking.

Reason: In the of ensuring that there is adequate off street parking to serve the extended dwellinghouse and in the interests of highway safety.