



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

PATRICK CASSIDY
203 TOMS LANE
KINGS LANGLEY
HERTS
WD4 8PA

MR & MRS C BEDWELL
84 POYNDERS HILL
HEMEL HEMPSTEAD
HERTS
HP2 4NT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02156/98/FHA

84 POYNDERS HILL, HEMEL HEMPSTEAD, HERTS, HP2 4NT
TWO STOREY SIDE EXTENSION. SINGLE STOREY FRONT & REAR EXTENSION
(INCORPORATING GARAGE)

Your application for full planning permission (householder) dated 27 November 1998 and received on 23 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 February 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/02156/98/FHA

Date of Decision: 16 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 within street scene.

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 carried without the prior written approval of the local planning authority.

Reason: In the interests of safeguarding the privacy of Nos 2 and 4 Chartridge Way.

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 ensuring that there is adequate off street parking to serve the extended dwellinghouse and highway safety.

5. Unless otherwise agreed in writing by the local planning authority any garage door shall be positioned only in the location of the yellow line shown on Drawing No. LDA/98/407 Rev. A.

Reason: To ensure that there is adequate space to park two cars on the driveway, in order to avoid overhanging the footway, in the interests of pedestrian safety.

6. No work shall be started on site until details of additional parking within the front garden shall have been submitted to and approved in writing by the local planning authority. The approved parking shall be provided before the extension is brought into use and shall be thereafter retained at all times.

Reason: To ensure the provision of satisfactory off street parking.