

**Dacorum Borough Council
Planning and Regeneration**

The Forum
Marlowes
Hemel Hempstead
Herts HP1 1DN



Mr Pearce
JackPearce
Middle Flat
74 West Hill
London
SW15 2UJ

Ms Walker
113 WINDMILL ROAD
HEMEL HEMPSTEAD
HP2 4BP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00110/18/FUL

113 WINDMILL ROAD, HEMEL HEMPSTEAD, HP2 4BP

DEMOLITION OF EXISTING GARAGE. NEW ATTACHED TWO BED DWELLING

Your application for full planning permission dated 12 January 2018 and received valid on 15 January 2018 has been **GRANTED** subject to the conditions overleaf.

A handwritten signature in black ink that reads 'James Doe.' The signature is written in a cursive style.

Assistant Director Planning Development and Regeneration
Date of Decision Notice: 12 March 2018

CONDITIONS APPLICABLE TO APPLICATION: 4/00110/18/FUL

Date Decision Made: 12 March 2018

Date Decision Dispatched: 12 March 2018

- 1 The development hereby permitted shall be begun before the expiration of three 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 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall match in size, colour and texture those used on the existing dwelling.**

Reason: To ensure a satisfactory appearance to the development.

- 3 No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- hard surfacing materials;
- means of enclosure;
- soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- trees to be retained and measures for their protection during construction works;
- car parking layouts and other vehicle and pedestrian access and circulation areas;

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

2108 101 Rev A
2108 102 Rev A
2108 103 Rev A
2108 104 Rev A
2108 105 Rev A
Design and Access Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

This application was supported by the following:

- 100 site location plan
- 101 proposed site plan
- 105 sections
- 102 floor plans
- 103 elevations
- 104 elevations