



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0010/95

Mr & Mrs Clancy
47 Adeyfield Road
Hemel Hempstead
Herts

Mr A P Laight
15 Queens Road
Berkhamsted
Herts
HP4 3HU

DEVELOPMENT ADDRESS AND DESCRIPTION
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47 Adeyfield Road, Hemel Hempstead, Herts

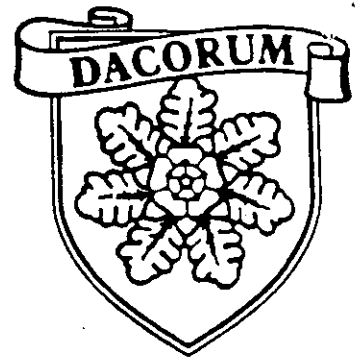
TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 28.12.1994 and received on 06.01.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 02.03.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0010/95

Date of Decision: 02.03.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The existing tiles of the roof of the dwellinghouse as hatched yellow on Drawing No. DBC/94/3/2 shall be reused where possible for the new roof cross-hatched yellow on Drawing No. DBC/94/3/4.

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene.

3. With the exception of the requirements of Condition 2, the extension hereby permitted shall be finished in accordance with the Schedule of Finishes referred to by Drawing No. DBC/94/3/4.

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no alterations or additions to any part of the front or side elevation flank walls of the extension hereby permitted without the express written permission of the local planning authority.

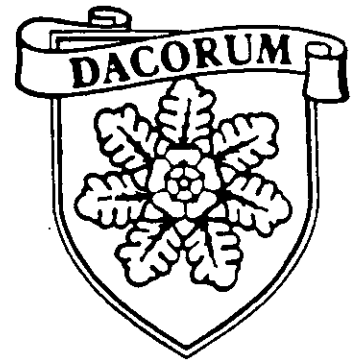
Reason: To enable the local planning authority to retain the necessary control over such changes in the interests of:

(a) ensuring that at all times the garage is only used for the parking of a motor vehicle. The conversion of this to living accommodation would result in the loss of a parking space within the curtilage of the dwellinghouse. The loss of this space would be unacceptable as the enlarged dwellinghouse would be served by inadequate parking. Additional parking along Adeyfield Road would be prejudicial to highway safety;

(b) to safeguard the residential amenity of No. 45 Adeyfield Road.

5. The dwellinghouse shall at no time contain more than four bedrooms.

Reason: To ensure that there is always adequate off-street curtilage parking to serve the enlarged dwellinghouse commensurate with the internal accommodation which is shown to be four bedrooms in total by the approved drawings.



CONDITIONS APPLICABLE
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6. The bedroom window marked 'A' on Drawing No. DBC/94/3/4 shall be permanently fitted with obscure glass and notwithstanding the details shown on this drawing it shall be of a fixed type with the exception of that part coloured yellow which is to be top hung, if appropriate.

Reason: To safeguard the privacy of No. 49 Adeyfield Road. The position of the window will cause further overlooking to No. 49 in addition to that already created by the balcony and associated rear elevation fenestration.

7. The area hatched blue on Drawing No. DBC/94/3 shall always be surfaced to provide parking space for two cars.

Reason: To ensure that in addition to the garage referred to by Condition 4, this four bedroom dwellinghouse as referred to by Condition 5 is always served by parking spaces within the front of the dwellinghouse. Any loss of this parking area would have the same unacceptable implications as specified by Condition 4 in relation to the garage.

8. The existing area of planting shall be permanently retained as coloured orange on Drawing No. DBC/94/3/3.

Reason: In the interests of maintaining the existing soft landscaping within the street scene.

9. The bathroom window coloured blue on Drawing No. DBC/94/3/4 should be permanently fitted with obscure glass.

Reason: To safeguard amenity.

10. No. 47 Adeyfield Road shall only be used as a single dwellinghouse.

Reason: For the avoidance of doubt. The conversion of the dwellinghouse into two separate units does not form part of the application and would not in any case satisfy the range of criteria applicable to conversions as specified through the Council's policies.