

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0045/95

Mrs J Day
5 Longfield Road
Hemel Hempstead
Herts

David Beynon
4 Westwick Close
Pancake Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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5 Longfield, Hemel Hempstead, Herts

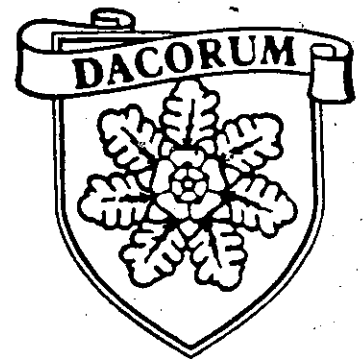
FIRST FLOOR SIDE EXTENSION AND GARAGE EXTENSION (RESUBMISSION)

Your application for *full planning permission (householder)* dated 19.01.1995 and received on 20.01.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 14.03.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0045/95

Date of Decision: 14.03.1995

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 materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: In the interests of the appearance of the extended dwelling within the locality.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there be no alterations or additions to the garage door hatched green on Drawing No. L/JD/03A unless otherwise agreed in writing by the local planning authority.

Reason: To enable the local planning authority to retain control over future development as the alteration of the garage door in conjunction with the conversion of the garage to habitable accommodation will result in the loss of a parking space. It is expected that three parking spaces are to serve the enlarged dwellinghouse in accordance with the Council's parking policies in respect of off-street parking.

4. Before the extension hereby permitted is first brought into use the parking arrangements shown on Drawing No. L/JD/03A shall be provided and thereafter there should be no variation unless otherwise agreed in writing by the local planning authority.

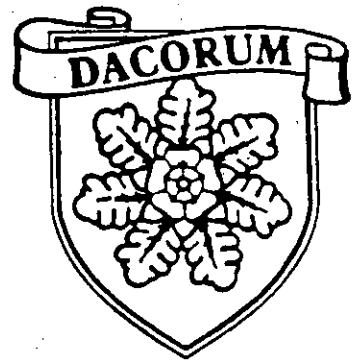
Reason: (a) To ensure that the enlarged dwellinghouse is served by adequate off-street parking facilities as referred to in Condition 3;

(b) the use of the greater part of the front garden for parking will have to be carefully considered in terms of the visual impact upon the existing residential area. The conversion of the garage to living accommodation and resultant need to provide an additional parking area is not considered to be in the interests of maintaining the amenity of the locality.

5. At all times the extended dwellinghouse should be served by three parking spaces.

Reason: (a) See those for Conditions 3 and 4;

(b) For the avoidance of doubt.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0045/95

Date of Decision: 14.03.1995

6. 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 the south-western flank walls cross hatched green on Drawing No. L/JD/03A unless otherwise agreed in writing by the local planning authority.

Reason: To enable the local planning authority to retain control over changes in respect of the south-western flank wall of the dwellinghouse in the interests of permanently safeguarding the residential amenity of No. 3 Longfield, with regard to the maintenance of privacy.

7. The shower room window and bathroom window hatched red on Drawing No. L/JD/03A shall be permanently fitted with obscure glass.

Reason: To safeguard residential amenity.

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