

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0047/95

D A Loveday
5 Green End Gardens
Hemel Hempstead
Herts

Mr N.A. Johnson
37 Storey Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

5 Green End Gardens, Hemel Hempstead, Herts

SINGLE STOREY SIDE EXTENSION & PORCH

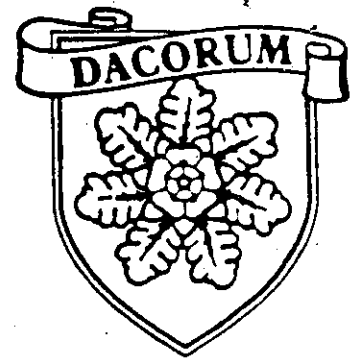
Your application for *full planning permission (householder)* dated 20.01.1995 and received on 23.01.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.03.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0047/95

Date of Decision: 16.03.1995

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 dwellinghouse within the locality.

3. The playroom and study which form the rooms of the extension hereby permitted shall at no time be used as additional bedrooms or a granny annexe.

Reason: The dwellinghouse is served by two parking spaces (ie garage and driveway). The creation of any further bedrooms would be unacceptable due to the lack of curtilage parking to serve this further bedroom accommodation. The creation of further bedrooms served by 2 parking spaces would not accord with the Council's parking standards. The formation of further bedrooms would result in increased demands upon the use of Green End Gardens for on-street parking, creating congestion and an adverse impact upon the residential amenity of the locality.

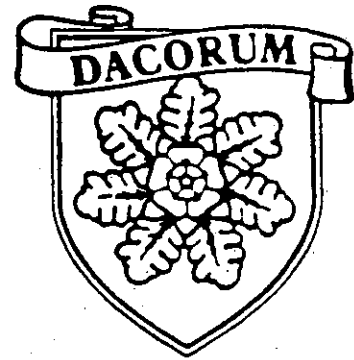
4. The dwellinghouse, as extended, shall at no time feature more than 4 bedrooms and all times shall be served by the garage and driveway hatched yellow on Drawing No Wren/NAJ/003/95.

Reason:

1. See reason for condition 3.
2. The dwellinghouse was approved with three parking spaces comprising of a double length garage and driveway. With the loss of the rear part of the garage to portable accommodation. The building is only served by 2 spaces. Any further loss of parking serving the dwellinghouse would result in increased demands upon the use of Green End Gardens for on-street parking, creating congestion and an adverse impact upon the residential amenity of the locality.
5. 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 existing garage or internal alterations to the garage without the express written permission of the local planning authority.

Reason: The conversion of the garage to further living accommodation will be unacceptable for the reasons referred in connection with conditions 3 and 4.





CONDITIONS APPLICABLE
TO APPLICATION: 4/0047/95

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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 flank wall of the extension hereby permitted without the express written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over changes to the flank wall in the interest of safeguarding the residential amenity of the adjoining dwellinghouse. The removal of the boundary fence adjoining the flank wall the creation of windows would be likely to cause loss of privacy, unless windows are designed to address this.

