



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0107/94

D R Bendle
54 Wrensfield
Hemel Hempstead
Herts
HP1 1RP

Robin Whittaker
6 Acrewood
Hemel Hempstead
Herts
HP2 4LP

DEVELOPMENT ADDRESS AND DESCRIPTION
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54 Wrensfield, Hemel Hempstead, Herts

FIRST FLOOR SIDE, SINGLE STOREY REAR AND GARAGE EXTENSION

Your application for *full planning permission (householder)* dated 21.01.1994 and received on 27.01.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

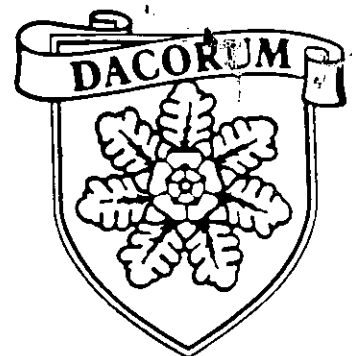
Director of Planning.

Date of Decision: 23.03.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0107/94

Date of Decision: 23.03.1994



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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure that the materials used for the first floor extension are carefully chosen, in the interests of the appearance of the enlarged dwellinghouse within the street scene, taking into account the prominence of No. 54 which will be accentuated as a result of the development. The use of appropriate materials will ensure the successful assimilation of the development within the street scene.

3. The existing roof tiles to be removed to facilitate the construction of the first floor extension shall be re-used, where feasible, in accordance with the scheme submitted under condition 2.

Reason: To ensure that the materials used for the first floor extension are carefully chosen, in the interests of the appearance of the enlarged dwellinghouse within the street scene, taking into account the prominence of No. 54 which will be accentuated as a result of the development. The use of appropriate materials will ensure the successful assimilation of the development within the street scene.

4. The ridge level of the dormer hereby permitted shall be constructed in accordance with the details shown on Drawing No. 060/4A (south elevation).

Reason: For the avoidance of doubt and in the interests of the appearance of the extended dwellinghouse within the street scene.

5. The existing garage door shall be retained in its current position unless otherwise agreed by the local planning authority and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 there shall be no alterations to the front or side elevation of the extended garage without the express written permission of the local planning authority.

/Continues....



CONDITIONS APPLICABLE
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5. Reason: a) On the basis of the details shown on Drawing No. 060/1 the existing dwellinghouse is served by 3 parking spaces (including the garage). The details shown on Drawing No. 060/3A specify the forward projection of the existing garage. The repositioning of the garage door or the provision of a new garage door between the brick piers will shorten the length of the driveway. Based upon the details shown on Drawing No. 060/3A, the parking of two cars in front of a garage door between the brick piers, will be likely to result in the encroachment of a parked car within the driveway overhanging the adjoining footpath which is not in the interests of pedestrian safety due to the projecting part of the vehicle. b) The exercise of permitted development rights would result in either the repositioning of the garage door or the permanent loss of the garage for parking. The repositioning of the garage door would be unacceptable due to the reason specified in a) above. The change to the front elevation of the garage resulting in the loss of a parking space would reduce the off-street parking facility serving the enlarged dwellinghouse to two spaces, one of which would not be of adequate size, resulting in the encroachment of public footpath (see reason a)). c) To safeguard the residential amenity of No. 52 Wrensfield (see Condition 6).
6. **Notwithstanding the details shown on the approved drawings, the extension of the garage only relates to the formation of the wall and two piers coloured yellow and not that coloured orange.**

Reason: To safeguard the residential amenity of No. 52 Wrensfield. The closeness and height of the wall coloured orange would be detrimental to No 52 due to its oppressive and overbearing impact, as well as causing some loss of light. In maintaining an open side, close to No. 52 by preventing the erection of a wall in the position coloured orange the development would not be detrimental to this dwellinghouse.