

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0405/92

M S Jolly
1-3 Rucklers Lane
Kings Langley
Herts
WD4 8AX

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

1-3 Rucklers Lane, Kings Langley

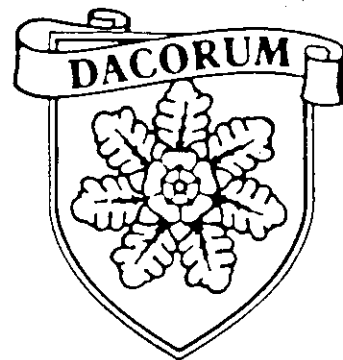
FORMATION OF ROOMS IN ROOF SPACE

Your application for *full planning permission (householder)* dated and received on 06.04.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 27.05.1992

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/0405/92

Date of Decision: 27.05.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The windows labelled W4 to W7 inclusively on Drawing No. 81439/2 shall be fitted with obscure glass and be of a fixed type with the exception of the top hung sections of the respective windows and there shall be no change to these approved details without the express written permission of the local planning authority.
3. The residential accommodation of Nos. 1-3 Rucklers Lane shall only be used as a dwellinghouse as defined under Part C Class C3 of the Town and Country Planning (Use Classes) Order 1987.
4. The area hatched green on Drawing No. 81439/2 shall at all times be available for the parking of vehicles associated with the use of the premises as a shop and dwellinghouse.
5. No parking of vehicles shall take place within the area coloured orange on Drawing No. 81439/2 (Scale 1:1250).

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of safeguarding the residential amenity of No. 5 Rucklers Lane particularly to privacy.
3. For the avoidance of doubt as the local planning authority does not consider that the use of premises for residential purposes otherwise than for a dwellinghouse as defined in the Use Classes Order 1987 would be acceptable in terms of the parking and environmental implications.
4. To ensure that there is permanently made available adequate parking provision within the curtilage of the site in order to prevent on-street parking which will cause congestion and be likely to be prejudicial to highway safety in Rucklers Lane.
5. In order to ensure that the area is permanently used for amenity space for the residential accommodation of Nos. 1-3 Rucklers Lane in accordance with the local planning authority's adopted environmental guidelines for residential development and is not used for either the parking or manoeuvring of vehicles. The use of this area for such purposes would be contrary to the Council's guidelines, will be prejudicial to the residential amenity of No. 5 Rucklers Lane and encourage the unauthorised use of the A41 as a point of ingress and egress which would be likely to be prejudicial to highway safety.