



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

LESLIE GEAR & ASSOCIATES
STUDIO HOUSE
COMMON ROAD
STUDHAM DUNSTABLE
BEDS
LU6 2NQ

MR & MRS COTTRELL
HILLSIDE
1 THE RIDINGS
MARKYATE ST. ALBANS
HERTS
AL3 8LL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00451/99/FHA

HILLSIDE, 1 THE RIDINGS, MARKYATE, ST. ALBANS, HERTS, AL3 8LL
CONVERSION OF OUTBUILDINGS INTO GRANNY FLAT AND DETACHED
DOUBLE GARAGE (AMENDED SCHEME)

Your application for full planning permission (householder) dated 15 March 1999 and received on 15 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 04 May 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00451/99/FHA

Date of Decision: 04 May 1999

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The materials to be used in the alterations to the external surfaces of the outbuildings shall match in size, colour and texture those used on the existing buildings.

Reason: To ensure a satisfactory appearance to the development.

3. The residential accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as "Hillside".

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) both the detached double garage and the integral garage to the granny annexe hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and annexe respectively, and they shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway safety.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.