



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0623/92

R J Morley
40 Ellingham Road
Hemel Hempstead
Herts

Wm F Johnson and Partners
39a High Street
Hemel Hempstead
Herts
HP1 3AA

DEVELOPMENT ADDRESS AND DESCRIPTION
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40 Ellingham Road, Hemel Hempstead,

REAR CONSERVATORY & DETACHED BUILDING (RE-SUBMISSION)

Your application for *full planning permission (householder)* dated 26.02.1992 and received on 22.05.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.07.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0623/92

Date of Decision: 15.07.1992



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. Notwithstanding the details shown on Drawing No. 1955/01/Rev.C the front elevation of the detached building outlined in green shall not feature double doors, but shall be infilled totally in brickwork in accordance with the letter received from the applicant on 8 July 1992 and thereafter there shall be no openings formed within the front elevation of the building unless otherwise approved in writing by the local planning authority.
3. Notwithstanding the description of part of the building outline on Drawing No. 1955/01/Rev.C as a garage, unless approved otherwise by the local planning authority, this building shall not be used for the regular parking of a motor vehicle.
4. A brick wall between Points 'A'/'B' on Drawing No. 1955/01/Rev.C shall be erected to a height of 2 m and thereafter permanently retained.
5. The brickwork used for the detached building and boundary wall, which are the subject of Conditions 2, 3 and 4 respectively, shall match both in colour and texture those on the existing building.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. The local planning authority has clarified with the applicant that although there is a point of access available between the highway and the rear curtilage, the position of the building renders it unsuitable for use as a domestic garage as parking of a vehicle in front of the building will be prejudicial to highway safety. The omission of the doors which has been fully agreed with the applicant, as explained in his letter of 8 July 1992, will overcome the aforementioned problem, but enable the building to be used for purposes incidental to the enjoyment of the dwellinghouse which is already served by curtilage parking at the front of the site.
3. (a) See the reason for Condition 2 which applies also to this condition.
(b) For the avoidance of doubt now and in the future relating to the use of the building.
4. (a) To safeguard the privacy of No. 38 Ellingham Road.
(b) For the avoidance of doubt, to replace the original wall along the common boundary between Nos. 38 and 40 as it has been recently demolished and should be replaced for reason (a).
5. In the interests of safeguarding the visual amenity of the street.