



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0650/94

Mr P Neal
7 Bargrove Avenue
Hemel Hempstead
Herts

Palmer Architectural Services
40 High Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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7 Bargrove Avenue, Hemel Hempstead, Herts

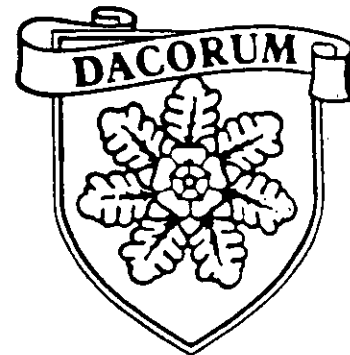
TWO STOREY SIDE, SINGLE STOREY REAR EXTENSION (RESUBMISSION)

Your application for *full planning permission (householder)* dated 12.05.1994 and received on 16.05.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 30.06.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0650/94

Date of Decision: 30.06.1994

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. The roofing tiles used shall match both in colour and texture those on the existing dwellinghouse of which this development shall form a part.

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene/locality.

3. The existing roof tiles of the dwellinghouse which are to be removed in order to facilitate the erection of the two storey side extension shall be re-used, where possible, for the front elevation of this extension, as coloured yellow on Drawing No. 9405/1.

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene/locality.

4. With the exception of the parts of the development coloured brown on Drawing No. 9405/1, the walls of the extension hereby permitted shall be rendered to match the existing dwellinghouse.

Reason:

(a) In the interests of the appearance of the extended dwellinghouse within the street scene/locality.

(b) For the avoidance of doubt.

5. The bricks of the development coloured brown on Drawing No. 9405/1 shall be of the same colour and texture as the bricks of the existing dwellinghouse.

Reason:

(a) In the interests of the appearance of the extended dwellinghouse with the street scene/locality.

(b) For the avoidance of doubt.

CONDITIONS APPLICABLE
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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 additions or alterations to the front elevation of the integral garage and the flank walls of the extension hereby permitted without the express written permission of the local planning authority.

Reason:

(a) To ensure that the enlarged dwellinghouse is permanently provided with adequate off-street parking. The conversion of the garage to living or storage accommodation as a result of alterations would result in the loss of parking within the residential curtilage. The enlarged dwellinghouse needs to be served by three curtilage parking spaces, one of which is to be provided by the garage, in order to satisfy the Council's parking standards.

(b) To permanently safeguard the residential amenity of adjoining dwellinghouses.

7. The window coloured green on Drawing No. 9405/1 shall be permanently fitted with obscure glass and, with the exception of the hatched area, it shall have fixed lights.

Reason: To permanently safeguard the privacy of No. 9 Bargrove Avenue.

8. The bathroom window coloured blue on Drawing No. 9405/1 shall be permanently fitted with obscure glass.

Reason: In the interests of amenity.

9. A parking space shall be permanently provided in the area hatched yellow on Drawing No. 9405/1, following the first occupation of the extension hereby permitted.

Reason: To ensure the enlarged dwellinghouse is served by three curtilage parking spaces.