

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0661/95

Mr & Mrs Downes
56 Crouchfield
Hemel Hempstead
Herts

Mr A Stocker
"Toad Cottage"
Piccotts End.
Herts
HP1 3AU

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

56 Crouchfield, Hemel Hempstead, Herts

TWO STOREY SIDE EXTENSION

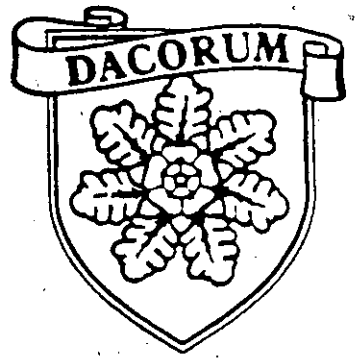
Your application for *full planning permission (householder)* dated 17.05.1995 and received on 23.05.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.07.1995

(encs. - Conditions and Notes)





CONDITIONS APPLICABLE
TO APPLICATION: 4/0661/95

Date of Decision: 13.07.1995

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 a satisfactory appearance.

3. Notwithstanding Condition 2, the existing roof tiles which are to be removed from the north-eastern part of the existing roof shall be re-used where possible for the part of the new roof hatched yellow on Plan No. 4/0661/95 (Scale 1:50)

Reason: To ensure a satisfactory appearance.

4. Notwithstanding the details shown on Plan No. 4/0661/95 (Scale 1:200) this permission does not extend to the formation of the parking space hatched brown and the enlargement of the existing crossover.

Reasons:

- (a) In the interests of highways safety.
- (b) For the avoidance of doubt.

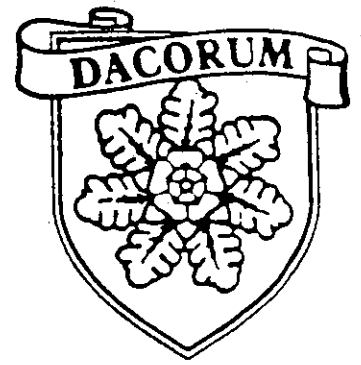
5. The parking spaces coloured orange on Plan No. 4/0661/95 shall be provided prior to the first use of any part of the extension hereby permitted and thereafter shall be permanently retained and only used for vehicle parking.

Reasons:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

Continued





CONDITIONS APPLICABLE
TO APPLICATION: 4/0661/95

Date of Decision: 13.07.1995

6. The dwellinghouse, as extended, shall at no time comprise of more than 4 bedrooms.

Reasons:

- (a) There is inadequate scope within the curtilage of the extended dwellinghouse to provide additional parking to serve more than 4 bedrooms.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

7. Notwithstanding the details shown on Plan No. 4/0661/95, the fourth bedroom shall comprise of the areas hatched red and at no time shall this room be subdivided to create two separate rooms.

Reason: For the avoidance of doubt.

8. The area of land hatched green on Plan No. 4/0661/95 shall not be used to provide an additional hardstanding or parking area.

Reason: To maintain the visual amenity of the locality.

9. The extended building shall only be used as a single family dwellinghouse.

Reasons:

- (a) For the avoidance of doubt.
- (b) The creation of 2 separate residential units would not be in accordance with the policies of the Development Plan.

