



DACORUM BOROUGH COUNCIL

# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR J SUGDEN  
64 MISWELL LANE  
TRING  
HERTS

Applicant:  
MR & MRS D COOPER  
6 ELLINGHAM CLOSE,  
HEMEL HEMPSTEAD,  
HERTS,  
HP2 5LW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00738/98/FHA

6 ELLINGHAM CLOSE, HEMEL HEMPSTEAD, HERTS, HP2 5LW  
SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 21 April 1998 and received on 24 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 18 June 1998

Building Control

Development Control

Development Plans

Support Services

Continued on Page 2

**CONDITIONS APPLICABLE TO APPLICATION: 4/00738/98/FHA**

Date of Decision: 18 June 1998

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 construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development within the street scene.

3. 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) there shall be no alterations or additions to any part of the extensions hereby permitted without the prior approval in writing of the local planning authority.

Reason: In the interests of ensuring that the integral garage is permanently retained for the parking of a vehicle so as to provide the extended dwellinghouse with an adequate level of off street parking, in the interests of highway safety and in the interests of permanently safeguarding the residential amenity and privacy of Nos. 7 and 5 Ellingham Road.

4. All the glazing in the front window serving 'Bedroom 3' shown on Drawing Nos. 500/2 and 500/4 shall be obscured glass and details of the type of glazing and any opening parts shall be submitted to and agreed in writing by the local planning authority before the commencement of the development hereby permitted. The window shall be installed and thereafter maintained in accordance with the approved scheme.

Reason: In the interests of safeguarding the residential amenity and privacy of No. 7 Ellingham Close.

5. Before the extension hereby permitted is first brought into use the parking space shown hatched brown on Drawing No. 100/1 shall be provided; this space shall thereafter be kept permanently available for the parking of a vehicle.

Reason: To ensure that the parking space is permanently available to serve the extended dwellinghouse and in the interests of highway safety.

6. Notwithstanding the details shown on Drawing No.100/1, this permission does not extend to the formation of a parking area within the area hatched blue. No development shall take place, no planting shall be carried out and no freestanding objects or structures shall be placed within the area hatched blue without the prior approval in writing of the local planning authority.

Reason: In the interests of highway safety in relation to the use of accesses to both Nos 6 and 7 Ellingham Road.

7. A low wall shall be erected along the whole length of the line marked green on Drawing No. 100/1, or such alternative line as may be agreed in writing by the local planning authority, before the parking space referred to in condition 5 is first brought into use; thereafter, the wall shall be permanently retained unless otherwise agreed in writing by the local planning authority. Details of the wall shall be submitted and approved in writing by the local planning authority before the commencement of the development and it shall be built fully in accordance with the approved details.

Reason: To ensure that the parking space is always used in accordance with Condition 5 in the interests of highway safety.

8. There shall at no time be more than four bedrooms within the extended dwellinghouse.

Reason: To ensure that the extended dwellinghouse is provided with adequate off street parking.

9. The existing walnut tree shown on Drawing No. 100/1 shall be protected during the whole period of site excavation and construction by the erection and retention of a paling fence to the satisfaction of the local planning authority.

Reason: In order to ensure that damage does not occur to the tree during building operations.