

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR G P SNAILHAM
10 THE DELLS
HEMEL HEMPSTEAD
HERTS
HP3 8HJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00750/00/FUL

24 ACORN ROAD, HEMEL HEMPSTEAD, HERTS, HP3 8DP
CHANGE OF USE AND ALTERATION FROM SINGLE DWELLINGHOUSE TO
TWO DWELLINGS

Your application for full planning permission dated 17 April 2000 and received on 18 April 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read "Kim Barnard".

Director of Planning

Date of Decision: 13 June 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00750/00/FUL

Date of Decision: 13 June 2000

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 front porches and the associated front canopies 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 details shown on the approved drawings, this planning permission does not authorise the provision of the four parking spaces shown within the rear garden, and these spaces shall not be provided.

Reason: There is inadequate width of garden to provide the parking layout. The tandem parking will result in cars overhanging the pavement which would be prejudicial to highway safety, especially to pedestrians.

4. Before either dwellinghouse hereby permitted is occupied, two parking spaces shall be provided (one to be allocated to each dwellinghouse) within the site in accordance with details which shall have been submitted to and approved in writing by the local planning authority. Thereafter, the parking spaces shall only be used for the purposes approved.

Reason: To ensure the satisfactory provision of off street parking for each dwellinghouse and in the interests of highway safety.

5. The parking spaces referred to in Condition 4 shall not be brought into use until the vehicular crossover shown coloured yellow on the approved drawings shall have been constructed and the section of existing boundary wall (measuring 2 m from the back edge of the public footpath) as marked "A"- "B" shall have been reduced in height to a maximum of 0.6 m. Thereafter the crossover and the modified wall shall be permanently retained in accordance with the terms of this condition.

Reason: In the interests of highway safety.

6. Unless otherwise agreed in writing by the local planning authority, the access referred to in Condition 5 shall be provided with 2 m by 2 m visibility splays to each side, measured from the back edge of the public footpath; within each splay there shall be no obstruction to visibility between 600 mm and 2 m above footpath level.

Reason: In the interests of highway safety, particularly for pedestrians.

7. Each dwellinghouse shall only be provided with one bedroom.

Reason: The site is not large enough to accommodate the additional parking spaces required to serve larger dwellinghouses.

8. A 1.8 m close boarded fence shall be provided at all times along the common rear garden boundary between the two dwellinghouses. The existing hedge along the whole length of boundary marked as "C"- "D" on the approved drawings shall be retained at all times unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenity of the dwellinghouses and No.22 Acorn Road.

9. 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 controlling further development at the site in the interests of visual and residential amenity.

10. 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 development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E and F;
Part 2 Classes A and B.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality and highway safety.

11. Neither of the dwellinghouses hereby permitted shall be occupied until a scheme for protecting the dwellinghouses against internally generated noise shall have been submitted to and approved in writing by the local planning authority; all works which form part of the approved scheme shall be completed before either of the dwellinghouses is occupied.

Reason: In the interests of the residential amenity of the occupiers of both dwellinghouses.