

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1118/93

Mr K Lawrence
36 Pudding Lane
Hemel Hempstead
Herts
HP1 3JU

DEVELOPMENT ADDRESS AND DESCRIPTION
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36 Pudding Lane, Hemel Hempstead, Herts

TWO STOREY REAR EXTENSION AND FRONT PORCH

Your application for *full planning permission (householder)* dated 12.07.1993 and received on 17.08.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

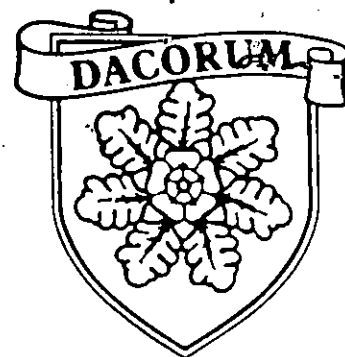
Director of Planning.

Date of Decision: 11.10.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1118/93

Date of Decision: 11.10.1993



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: In the interests of safeguarding the appearance of the dwellinghouse within the locality.

3. The south-eastern flank wall of the single storey front extension shall be rendered and permanently painted white.

Reason: (a) The treatment to the south-eastern flank wall will be in the interests of the residential amenity of No. 34 Pudding Lane acting as reflective surface for the receipt of light.

(b) The treatment to the south-eastern flank wall will be consistent with the appearance of the front elevation of the existing dwellinghouse.

4. The top of the ridge level tiles of the two storey rear extension hereby permitted shall be no higher than the ridge level of the existing dwellinghouse.

Reason: For the avoidance of doubt, in the interests of the appearance of the extended dwellinghouse with the locality.

5. The first floor windows within the flank walls of the two storey rear extension hereby permitted shall be permanently fitted with obscure glass and only the top part of the windows shall be openable, details of which shall be submitted to and approved by the local planning authority before the commencement of the development.

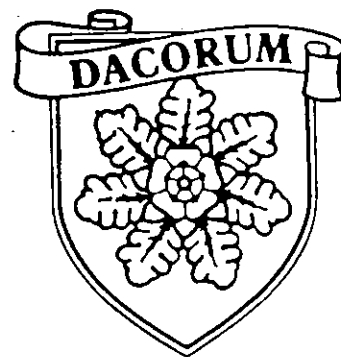
Reason: To permanently safeguard the privacy of Nos. 34 and 38 Pudding Lane.

6. A 1.8 m high close boarded fence shall be permanently provided along the section of the common boundary between Nos. 36 and 38 Pudding Lane as marked "A" - "B" on drawing No. 5.

Reason: To safeguard permanently the privacy of No. 38 Pudding Lane.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1118/93

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7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no alterations or additions to the north-western and south-eastern flank walls of both the extensions hereby permitted.

Reason: To enable the local planning authority to retain control over changes to the respective flank walls of both extensions in order to permanently safeguard the privacy of Nos. 34 and 38 Pudding Lane.

8. The development hereby permitted shall only provide one additional bedroom.

Reason: The dwellinghouse features no curtilage parking. It would be expected that curtilage parking will be necessary for the provision of additional bedrooms.

9. This permission does not extend to the provision of the velux roof lights referred to on the approved drawings.

Reason: Based upon the information provided the local planning authority is of the opinion that the use of the roof space for living accommodation would cause a loss of privacy to No. 38 and, if more than one bedroom is provided as a result of the extension of the dwellinghouse this would give rise to insufficient parking provision due to the lack of curtilage parking.

10. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no external alterations to the dwellinghouse as existing or as extended.

Reason: To enable the local planning authority to retain control over changes to the existing and new roofs to safeguard the privacy of adjoining dwellinghouses, for the avoidance of doubt and to ensure that no additional bedroom space is provided due to the lack of curtilage parking.