

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1342/93

Mr C Fernandes
17 Lower Emms
Hemel Hempstead
Herts

G Gaubert
Holly Cottage
East Common
Harpenden
AL5 1DQ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

17 Lower Emms, Hemel Hempstead, Herts

FIRST FLOOR REAR EXTENSION

Your application for *full planning permission (householder)* dated 03.10.1993 and received on 04.10.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

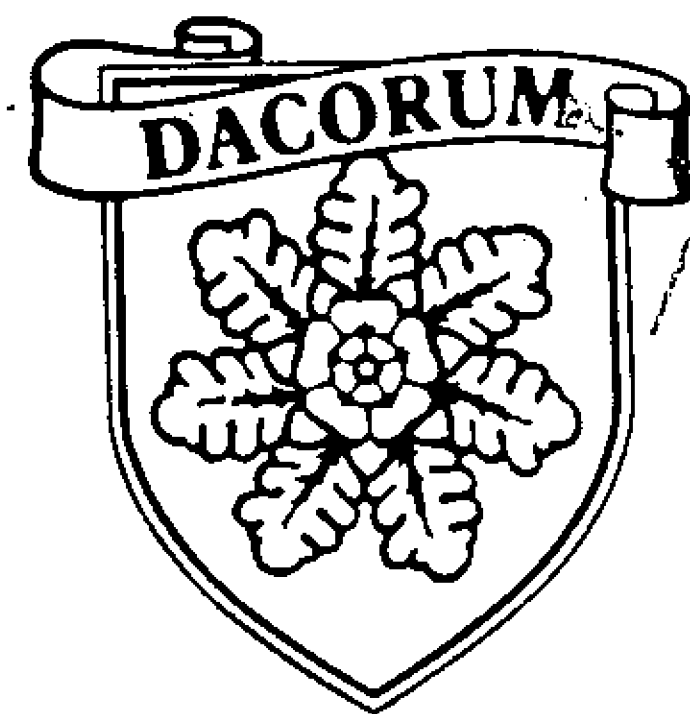
Director of Planning.

Date of Decision: 25.11.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1342/93

Date of Decision: 25.11.1993



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. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

3. 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 either flank wall of the extension hereby permitted, as marked in yellow on Drawing No. 1257 without the express written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over changes to the respective elevations in the interests of safeguarding the privacy of Nos. 18, 16, 15 and 14 Lower Emms. The insertion window openings within the elevations would be likely to cause overlooking unless of a fixed nature and fitted with obscure glass or of a high level type.

4. The three paned window opening of the rear elevation of the extension hereby permitted shall feature the following:

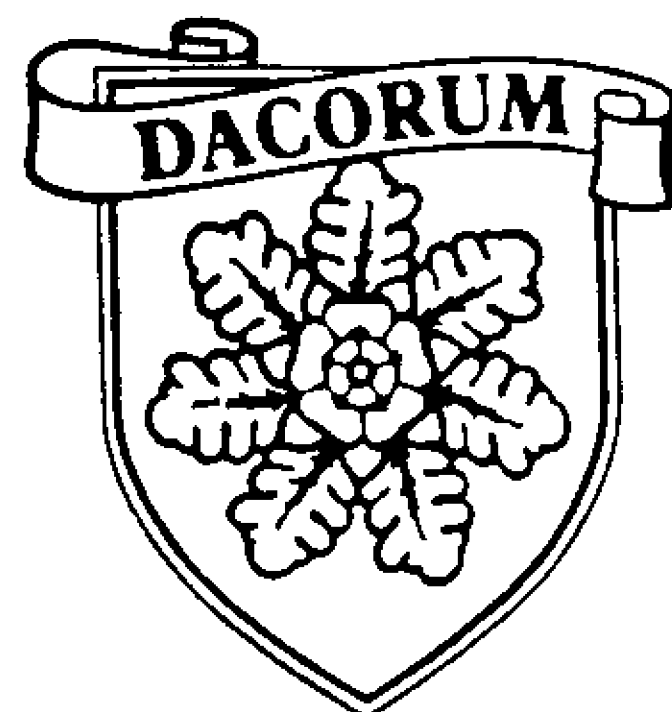
- (a) obscure glass within each of the bottom three sections of window, as coloured green on Drawing NO. 1257, which shall be of a fixed type and measure not less than 1.7 metres in height as measured from the level of the floor, as also annotated on the approved plan.
- (b) Plain glass within each of the top three sections of window as coloured blue on Drawing No. 1257, which shall be openable and measure no less than 1.7 metres at lower cill level, as measured from the level of the floor, and also annotated on the approved plan, which shall be installed prior to the extension being first brought into use and thereafter permanently maintained in accordance with the above, unless otherwise agreed in writing by the local planning authority.

Reason: The Dacorum Borough Local Plan Deposit Draft and Proposed Modifications Environmental Guidelines require extended dwellings to be adequately spaced in the interests of safeguarding the privacy of existing

/Continued...

CONDITIONS APPLICABLE
TO APPLICATION: 4/1342/93

Date of Decision: 25.11.1993



dwellinghouses. Without the imposition of the requirements of Condition 4, as fully explained and agreed with the appointed agent, the local planning authority is of the opinion that the development would prejudice the residential environment. A precedent would be established for other similar proposals to extend at two storey level without the necessary safeguards in the interests of the residential amenity of the existing environment in cumulative terms. The condition is relevant to planning, relevant to the development permitted, enforceable, precise and reasonable. In the latter respect the permission has enabled the owner to provide additional accommodation, but not to the detriment of the residential amenity of the locality which was an important material consideration when the development was originally granted planning permission.

5. The new window to be installed within the southern flank wall of the existing dwellinghouse, as marked 'A' on Drawing No. 1257 shall be permanently fitted with obscure glass and notwithstanding the provision of the Town and Country Planning General Development Order 1988 there shall be no additions or alterations to this flank wall without the express written permission of the local planning authority.

Reason: To permanently safeguard the privacy of No. 18 Lower Emms.