

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1368/93

Mr & Mrs D Wingate
11 Thatchers Croft
Grovehill
Hemel Hempstead
HP2 6DN

DEVELOPMENT ADDRESS AND DESCRIPTION
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11 Thatchers Croft, Hemel Hempstead, Herts

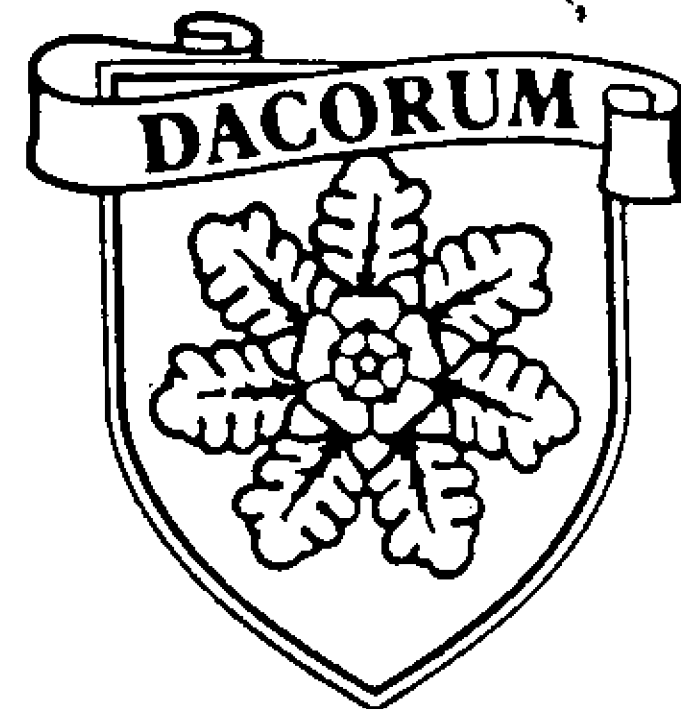
SINGLE & TWO STOREY FRONT EXTENSION

Your application for *full planning permission (householder)* dated 04.10.1993 and received on 11.10.1993 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 01.12.1993

(Encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1368/93

Date of Decision: 01.12.1993

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 single storey part of the extension hereby permitted as hatched purple on Plan No. 4/1368/93FH shall be completed fully in accordance with the details shown on this plan before or at the same time as the two storey part of the extension, as hatched yellow on Plan No. 4/1368/93FH.

Reason: The local planning authority is of the opinion that the development hereby permitted cannot be successfully integrated within the street scene without the completion of the single storey part, as hatched purple on Plan No. 4/1368/93FH. If only the two storey part, as hatched yellow on Plan 4/1368/93FH was to be completed, this would seriously detract from the appearance of the street scene by reason of its mass, prominent position and design. This effect is mitigated by the mass, position and design of the single storey element.

3. The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:

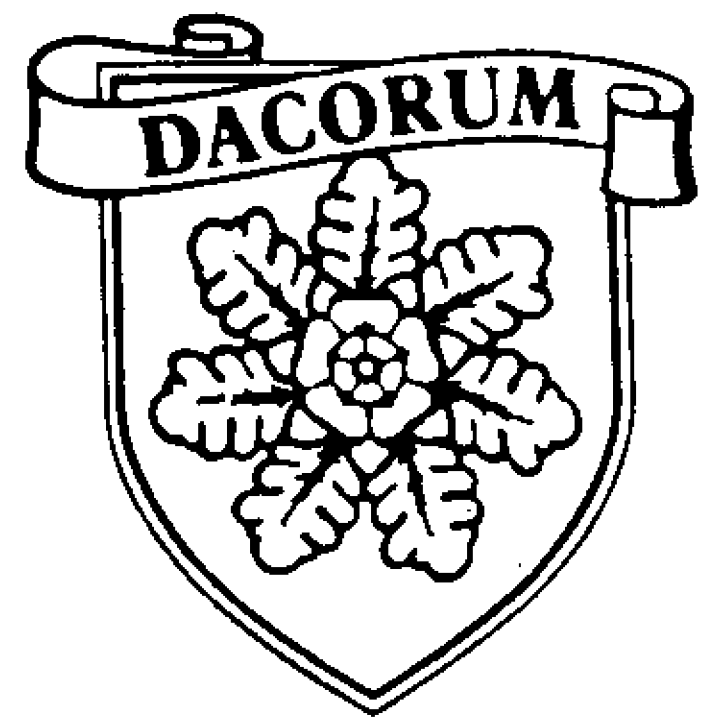
<u>Ref No</u>	<u>Development</u>	<u>Date of Permission</u>
4/1163/92	Single and two storey front extension	5.11.1992

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented. No part of the development hereby permitted shall be carried out if any part of planning permission 4/1163/92 is implemented.

Reason: For the avoidance of doubt as the combined effect of the implementation of parts of either development would have an adverse impact upon the visual and residential amenity of the locality. This would be by reason of the likely mass, prominence, position and design of the extension in relation to the cul-de-sac and nearby dwellinghouses, in particular No. 9 Thatchers Croft.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, no part of the development hereby permitted shall be demolished, altered or added to without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over the future changes to the dwellinghouse in the interests of safeguarding visual and residential amenity of the cul-de-sac.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1368/93

Date of Decision: 01.12.1993

5. The area hatched blue shall be permanently retained as a front garden and shall not at any time be used for the parking of motor vehicles.

Reason: In order to safeguard the visual and residential amenity of the cul-de-sac. It is essential that there is soft landscape buffer between the front of the extension and the adjoining highway, as a significant part of the existing front garden is to accommodate the two storey front extension, hatched yellow. The retained front garden should not be further encroached upon by a use for which it was not designed in the interests of maintaining the overall appearance of the cul-de-sac. This condition withdraws the exercise of permitted development rights which normally enable the formation of a hard surface under the Town and Country Planning General Development Order 1988.

6. 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 the appearance of the extended dwellinghouse within the cul-de-sac.

7. The en-suite window shall be permanently fitted with obscure glass.

Reason: To safeguard the residential amenity of the area.