

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1387/90

S. Hearn
21 Bargrove Avenue
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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21 Bargrove Avenue, Hemel Hempstead, Herts

SINGLE STOREY SIDE EXTENSION (RESUBMISSION)

Your application for *full planning permission (householder)* dated and received on 02.10.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

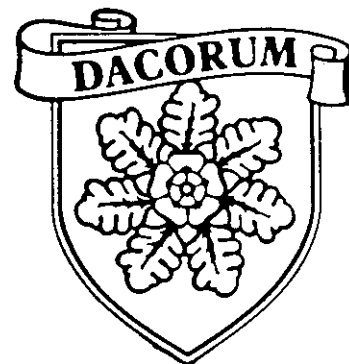
Director of Planning.

Date of Decision: 02.11.1990

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1387/90

Date of Decision: 02.11.1990



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The front wall of the garage coloured yellow on Drawing 02.A shall be positioned a minimum of 5 m from the back edge of the public footpath.
3. Notwithstanding the provisions of the Town and Country Planning General Development 1988 or any amendment thereto there shall be no alteration to the front elevation of the garage hereby permitted without the prior approval in writing of the local planning authority.
4. The garage hereby permitted shall incorporate 'up and over' doors and there shall be no variation thereafter.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure that there is adequate space for the parking of a vehicle between the front of the garage and the back edge of the public footpath.
3. To enable the local planning authority to retain control over future changes to the garage as the conversion of the garage to living accommodation would result in the loss of a parking space serving the dwellinghouse and the alterations to the front elevation may reduce the space between the front of the garage and to back edge of the public footpath resulting in the creation of a driveway of under 5 m in length which would not accord with the Council's normal standards.
4. The provision of a two single garage doors which open towards the public footpath would be unacceptable in the interests of highway safety, because of the consequent reduction in usable driveway length.