

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



J S ALFORD
THREE ELMS
PIPS VIEW
COOLING
ROCHESTER KENT
ME3 8DH

MR & MRS KELLY
SOUTHWIND
RUCKLERS LANE
KINGS LANGLEY
HERTFORDSHIRE
WD4 9ND

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01439/00/FHA

SOUTHWIND, RUCKLERS LANE, KINGS LANGLEY, HERTFORDSHIRE, WD4 9ND

TWO STOREY EXTENSION AND ALTERATIONS

Your application for full planning permission (householder) dated 07 August 2000 and received on 08 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble.

Development Control Manager

Date of Decision: 18 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01439/00/FHA

Date of Decision: 18 January 2001

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. No development shall take place until samples of the materials proposed to be used on the external walls and roofs of the development shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: In the interests of the appearance of the development in relation to the Green Belt and the Landscape Development Area.

3. No work shall be started on the development hereby permitted until full details of the foundation to be used for the side extension shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out fully in accordance with the approved foundation details and there shall be no works to any of the trees within the area shown hatched yellow on the Additional Plan received on 13 December 2000, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting nearby trees which make a valuable contribution to the appearance of the Green Belt and the Landscape Development Area.

4. 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), the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.

Reason: In the interests of safeguarding the Green Belt, highway safety and crime prevention.

5. 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 Class E of Part 1 of Schedule 2 to the Order shall be carried out.

Reason: In the interests of safeguarding the Green Belt, the Landscape Development Area and the nearby trees.

6. 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 either in the original or the extended dwelling unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development within the Green Belt and the Landscape Development Area.

7. The permission hereby granted is an alternative to and not in addition to the following:

Ref No.	Development	Date of Permission
4/0950/96	Garage	5 September 1996

No part of the development referred to in planning permission 4/0950/96 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 (and this permission shall become of no effect) if any part of planning permission 4/0950/96 has been carried out.

Reason: In the interests of safeguarding the Green Belt and for the avoidance of doubt.

8. The existing shed and summerhouse shall be permanently removed from the site within 2 months of the date of this planning permission.

Reason: In the interests of safeguarding the openness of the Green Belt.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991-2011

Policies 1, 2, 5, 29, 38 and 41

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 8, 9, 10, 20, 49, 54, 59, 89, 92 and 94

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6, 7 and 10

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9, 10, 11, 23, 52, 59, 64, 95, 98, 100 and 101

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6, 7 and 10

INFORMATIVE:

In the interests of disabled access, the internal door linking the garage with the first floor of the building should be wide enough to take a wheelchair.