

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1555/94

Mrs H Smith  
53 West Valley Road  
Hemel Hempstead  
Herts

Mr V J McAndrew  
92 Vicarage Lane  
Kings Langley  
Herts  
WD4 9HR

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

53 West Valley Road, Hemel Hempstead, Herts

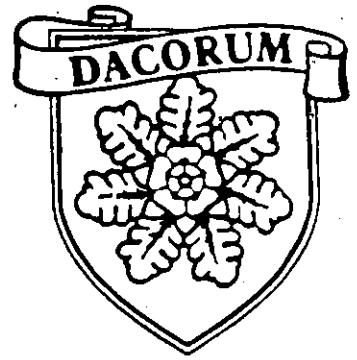
TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 01.12.1994 and received on 05.12.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 27.01.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1555/94

Date of Decision: 27.01.1995

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: In the interests of the appearance of the dwellinghouse within the street scene.

3. Notwithstanding condition 2, the existing roof tiles of the south western elevation of the building to be removed in order to facilitate the extension shall be re-used for the front elevation of the roof of the development hereby permitted, as hatched brown on Drawing No. 94/H5-1.

Reason: In the interests of the appearance of the dwellinghouse within the street scene.

4. Prior to the first occupation of the bedroom served by the dormer window, the dormer window shall be fitted with obscured glazing which shall thereafter be permanently retained.

Reason: In order to permanently safeguard the privacy of No. 55 West Valley Road.

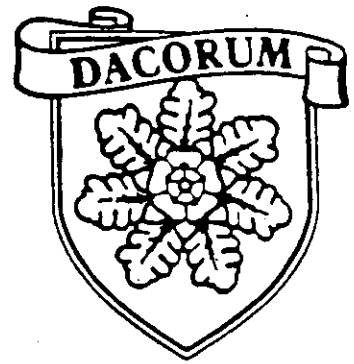
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no alterations or additions to the garage door opening hereby permitted without the express permission of the local planning authority.

Reason: In order that the local planning authority may retain control over changes to the garage in the interests of ensuring that there is an adequate level of off-street parking to serve the dwellinghouse. The conversion of the garage to living accommodation will result in the loss of curtilage parking.

6. The dwellinghouse shall feature no more than four bedrooms unless otherwise agreed by the local planning authority.

Reason: In the interests of ensuring that the dwellinghouse does not feature more bedrooms which could not be served with an adequate level of off-street parking. The approved layout provides for 3 parking spaces, in accordance with the Council's standards.

Cont'd



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1555/94

Date of Decision: 27.01.1995

7. With the exception of the tree to be removed to facilitate the erection of the extension, as shown by Drawing No. 94/H5-1 the other vegetation lying parallel with the south western boundary of the curtilage shall be permanently retained.

Reason: In the interests of the visual amenity of the street scene.

8. The development hereby permitted, together with the remainder of the property of which it shall form a part shall be used only for domestic purposes as a single family dwelling.

Reason: To safeguard the residential amenity of the area.