

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1560/94

Mr K Bright
Freshfield
Lady Meadow, Rucklers Lane
Kings Langley
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Freshfield, Lady Meadow, Rucklers Lane, Kings Langley

TWO STOREY REAR EXTENSION AND ROOMS IN THE ROOF (RESUBMISSION)

Your application for *full planning permission (householder)* dated 06.12.1994 and received on 06.12.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

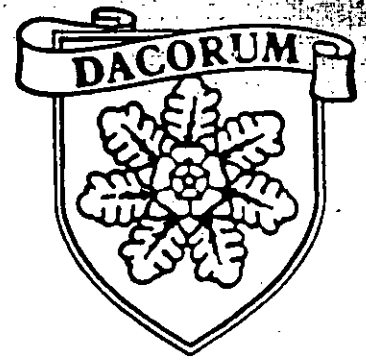
Date of Decision: 24.03.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1560/94

Date of Decision: 24.03.1995



1. The development hereby permitted shall be completed in accordance fully with conditions 2-7 inclusively listed below within 18 months as from the date of this planning permission.

Reason:

The application has been submitted to the local planning authority to regularise an unauthorised development. Set against a background of development plan and notional policies and guidance it is considered that a period of 18 months is an appropriate length of time to carry out the development hereby permitted, involving the amelioration of the shortcomings associated with the current condition of the building which would otherwise warrant enforcement action.

2. This permission does not extend to the provision of the two dormer windows serving bedrooms 'A' and 'B' facing towards 'Hillcrest' as marked on the approved drawings.

Reason:

The development hereby permitted represents a significant enlargement of the dwellinghouse within the Green Belt. The local planning authority is of the opinion that in order to ensure that the enlarged dwellinghouse remains compatible with its surroundings, in the context of Green Belt policy and other development plan policies, there is a need to limit the ultimate size of the building. This can be addressed by reducing the massing through the exclusion of the two dormers subject to this permission which will also be in the interests of permanently safeguarding the privacy and amenity of 'Hillcrest' by preventing overlooking.

3. Unless otherwise agreed in writing by the local planning authority, pursuant to the requirements of condition 2 there shall be no openings formed within the eastern roof slope of the building as shown on the approved drawings.

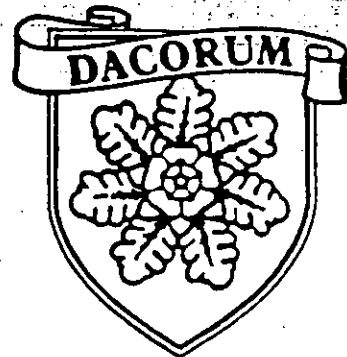
Reason:

The development hereby permitted represents a significant enlargement of the dwellinghouse within the Green Belt. The local planning authority is of the opinion that in order to ensure that the enlarged dwellinghouse remains compatible with its surroundings, in the context of Green Belt policy and other development plan policies, there is a need to limit the ultimate size of the building. This can be addressed by reducing the massing through the exclusion of the two dormers subject to this permission which will also be in the interests of permanently safeguarding the privacy and amenity of 'Hillcrest' by preventing overlooking and for the avoidance of doubt.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1560/94 (Continued)

Date of Decision: 24.03.1995



4. 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 any parts of the western and eastern roof slopes as shown on the approved drawings without the express written permission of the local planning authority.

Reason:

To enable the local planning authority to retain future control over the development of the building given the reason specified for condition 2, as well as safeguarding the privacy and amenity of "Rough Walls" and for the avoidance of doubt.

5. With the exception of a top hung section, to be agreed in writing by the local planning authority within 6 months of the date of this permission, both the dormer windows serving the en suite and bathroom facing "Hillcrest", as marked 'C' and 'D' respectively on the approved drawings, shall be permanently fitted with non-opening glazing.

Reason: To permanently safeguard the privacy and residential amenity of "Hillcrest".

6. The window subject to condition 5 shall be permanently fitted with obscure glazing.

Reason: To permanently safeguard the privacy and residential amenity of "Hillcrest".

7. 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 enlarged dwellinghouse within the locality.

