



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1563/93

Mr & Mrs N A Rose
68 Roseheath
Hemel Hempstead
Herts

David Beynon
4 Westwick Close
Pancake Lane
Hemel Hempstead
HP2 4NH

DEVELOPMENT ADDRESS AND DESCRIPTION
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68 Roseheath, Hemel Hempstead, Herts

FIRST FLOOR REAR EXTENSION (RESUBMISSION)

Your application for *full planning permission (householder)* dated 18.11.1993 and received on 22.11.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 04.01.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1563/93

Date of Decision: 04.01.1994

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 extension hereby permitted shall be rendered and painted to match the finish of the existing building.

Reason: In the interests of the appearance of the extended dwellinghouse within the residential locality.

3. No work shall be started on the development hereby permitted until details of external materials including samples of the tiles for the roof shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in materials so approved.

Reason: In the interests of the appearance of the extended dwellinghouse within the residential locality.

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 external wall of the extension or the formation of a balustrade within any part of the area hatched black on Drawing No. RH/R/01/C without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over changes to all the external walls of the extension and to the flat roofed area hatched blue in the interests of permanently safeguarding the privacy of Nos. 70 and 66 Roseheath. The insertion of windows in the flank walls would cause overlooking. Similarly the creation of a doorway to the rear elevation and the formation of a balcony would result in a loss of privacy to adjoining dwellinghouses as a result of overlooking.

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CONDITIONS APPLICABLE
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5. The pitched roof as hatched green on Drawing No. RH/R/01/C, shall be provided fully in accordance with the details shown on this drawing within 6 months of the completion of the part of the extension hatched blue and where possible tiles of the existing roof which are to be removed to facilitate the development shall be re-used for the roof of the extension.

Reason: a) The grant of planning permission for this pitched roof extension follows the refusal of Application 4/1116/93 at the site. This involved a larger flat roofed rear extension. The reason why Application 4/1116/93 was refused was, in part, due to the unacceptable flat roof. It was considered that inter alia "The flat roofed design of the proposal does not visually relate to the existing pitched roof form of the existing dwellinghouse, the terrace within which it is located or surrounding residential area. The introduction of the flat roof will consequently seriously detract from the appearance of the locality. If permitted, a harmful precedent will be established for other similar flat roof first floor/two storey rear extensions which will be detrimental to the appearance of the locality." Following the refusal of Application 4/1116/93, it was negotiated as to how the design of the extension could be modified to overcome the problem associated with the flat roof. The design shown on Drawing No. RH/R/01/C accords with the pre-submission discussions. In order to ensure that the development is compatible with the existing residential environment, this condition is necessary, being relevant to planning, to the development, reasonable, precise and enforceable. In construction terms a period of 6 months will enable the applicant or any future owner of the site to build the extension in two parts, if this is necessary from the applicants point of view. At the same time, it will not prejudice the long term appearance of the locality.

b) The reuse of the existing roof tiles will be in the interests of the appearance of the extended dwellinghouse within the residential locality.

6. The bathroom window marked as 'A' on Drawing No. RH/R/01/C shall be permanently fitted with obscure glass and that area coloured green shall be fixed at all times.

Reason: To permanently safeguard the privacy of No. 66 Roseheath.

7. Within 3 months of the completion of the part of the extension hatched blue the existing hardstanding positioned at the front of the dwellinghouse, within part of the area coloured black shall be enlarged to provide additional space for the parking of vehicles within the curtilage of the extended dwellinghouse in accordance with a scheme to be submitted to and approved by the local planning authority.

Reason: To ensure that the extended dwellinghouse is provided with adequate off street parking facilities.