

Dacorum Borough Council Planning Department

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MR & MRS P LEVIN
52 ALEXANDRA ROAD
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01629/99/FHA

52 ALEXANDRA ROAD, KINGS LANGLEY, HERTFORDSHIRE, WD4 8DT
SINGLE STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 14 September 1999 and received on 20 September 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barker'.

Director of Planning

Date of Decision: 27 October 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01629/99/FHA

Date of Decision: 27 October 1999

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. The walls of the extension hereby permitted shall be rendered and painted white.

Reason: To ensure a satisfactory appearance to the development.

3. The development subject to this planning permission shall only be carried out in conjunction with and at the same time as the single storey rear extension to 54 Alexandra Road Kings Langley for which planning permission was granted on 27 October 1999 under reference 4/1630/99FHA.

Reason: In the interests of safeguarding the residential amenity of No.54 Alexandra Road. The construction of the extension in isolation is unacceptable as it will be seriously detrimental to the amenity of No.54 Alexandra Road.

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), no windows or other openings other than those expressly authorised by this permission shall be constructed without the prior written approval of local planning authority.

Reason: In the interests of permanently safeguarding the privacy/residential amenity of No.54 Alexandra Road.

5. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

Reason: In the interests of permanently safeguarding the residential amenity of Nos 50, 54 and 56 Alexandra Road.

6. The bathroom window of the extension hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority. The bottom part of the window labelled 'A' on Drawing No. 99/ PL-1- B shall be permanently of a fixed type. The top part labelled 'B' on Drawing No. 99/PL-1- B shall only be fitted with a top hung type of window.

Reason: In the interests of permanently safeguarding the residential amenity of No.50 Alexandra Road.

7. The extension hereby permitted shall not be used as a bedroom.

Reason: The Environmental Guidelines of the Dacorum Borough Local Plan relating to Small Scale House Extensions expect that there is additional parking provided within the residential curtilage where there are additional bedrooms. This cannot be provided.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER