

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



DESIGN HOUSE
74 VICTORIA STREET
DUNSTABLE
BEDS
LU6 3BA

MR & MRS J PHILLIPS
46 EBBERNS ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9QR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02008/00/FUL

**46 EBBERNS ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9QR
FIRST FLOOR REAR EXTENSION AND REPLACEMENT GARAGE**

Your application for full planning permission dated 06 November 2000 and received on 08 November 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 04 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/02008/00/FUL

Date of Decision: 04 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. The flat roof area of the rear 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 safeguarding the residential amenity of No. 48 Ebbens 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, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

5. The landing window marked A on Drawing No. 00/1844/02 Rev A shall be permanently fitted with obscure glass and permanently be of a fixed and non-opening type, with the exception of a top-hung section within the area shown hatched brown on the above Drawing, unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of safeguarding the privacy of No. 44 Ebbens Road.

NOTE:

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

Hertfordshire Structure Plan Review 1991-2011

Policies 1, 2, 7 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 49 and 59

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 10

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10 and 11

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 10

INFORMATIVES:

(a) In the interests of disabled access, it is recommended that an internal door is provided to form a link between the new garage and the existing dwellinghouse.

(b) It is noted that the existing access to No. 46 has poor visibility. This could be improved by reducing the height of part of the existing boundary fence.