



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0231/94

S D Roberts
28 Tile Kiln Crescent
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

20 Pancake Lane, Hemel Hempstead, Herts

DETACHED CHALET BUNGALOW

Your application for *full planning permission* dated 14.02.1994 and received on 17.02.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 13.04.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0231/94

Date of Decision: 13.04.1994

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. Notwithstanding the details shown on Scale Plan 1:500, the planning permission for the detached chalet bungalow hereby granted, the erection of both the dwellinghouse and garage shall not be commenced until a plan has been submitted to and approved by the local planning authority showing modifications to the position of both parts of the development in relation to Nos 18 Pancake Lane and the bungalow subject to planning permission 4/0231/94FL.

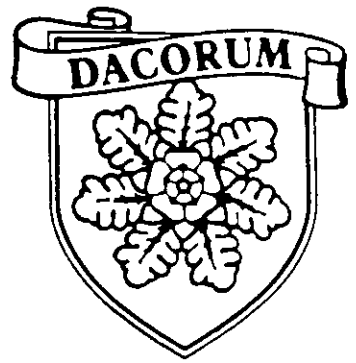
Reason:

- (a) The Scale Plan 1:500 is not dimensioned. From the Council's assessment, the local planning authority is of the opinion that the details on this plan do not precisely show the relationship between the existing and proposed development. As a consequence there is a need to show the current relationship, with full dimensions, notwithstanding that the local planning authority is of the opinion that there is no objection to the erection of the dwellinghouse shown on Drawing No.1 (Job 94-002) and Sheet 2 (Drawing No 94-002)
 - (b) To ensure that there is adequate scope for hedge planting at the site frontage. This is in the interests of the safeguarding of the visual amenity of the semi-rural character of Pancake Lane and the residential amenity of No. 18 Pancake Lane, due to the relationship of the garage to the existing area.
 - (c) To safeguard the residential amenity of adjoining dwellinghouses.
3. The south-western flank wall of the detached garage shall be positioned 2 m from the common boundary with No. 18 Pancake Lane as shown by "A" on the approved plan (1:1250 scale), 2.5 m from the frontage with Pancake Lane, shall measure 6 m in width and shall incorporate half hipped roofs and a non-white or cream render to its south-western flank wall.

Reason:

- (a) There is a need to safeguard the visual amenity of the semi-rural character of Pancake Lane and the residential amenity of No. 18 Pancake Lane. To ensure that there is the integration of the garage within the existing residential environment, the stated requirements are necessary;

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- (i) the spacing will provide the scope for hedge planting and provide an increased area between the front of No. 18 Pancake Lane and the garage;
 - (ii) the 6 m width is necessary to take into account the space available at the site to accommodate adequate planting referred to in (i), parking space needed and an area free from new development which adjoins the Maple tree. If there was a larger garage, the new planting and the Maple tree would be prejudiced;
 - (iii) the hipped roof and non-cream or white render are necessary to reduce the visual impact of the garage.
 - (b) Without these necessary controls the garage will be unacceptable.
4. The 2 m landscaping gap subject to condition 3, as shown by "A" on the approved plan (1:1250 scale) shall be planted with beech hedging in accordance with a scheme which shall be submitted to and approved by the local planning authority and the planting of the hedge shall be carried out in the first planting and seeding season following the erection of the detached garage; any part of the beech hedge which within a period of five years from the completion of the garage dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with hedging of similar size and species, unless the local planning authority gives written consent to any variation and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- Reason: To ensure that the beech hedging forms an integral part of the semi-rural street scene, in the interests of ensuring the assimilation of the garage within the locality in respect of both visual impact and the relationship of the garage to No. 18 Pancake Lane.
5. The landscaping scheme submitted under condition 4, shall also include details showing the retention of existing frontage vegetation to Pancake Lane, as well as additional planting, and this landscaping scheme shall be subject of the planting requirements specified by condition 4.
- Reason: To ensure that the existing frontage vegetation is retained and reinforced in the interests of maintaining the existing quality of the semi-rural character of Pancake Lane, ensuring the assimilation of the garage within the locality.
6. The roof tiles used for both the dwellinghouse and garage shall be those shown by the catalogue accompanying the application samples of which shall be submitted to and approved by the local planning authority.

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Reason: To ensure that roofing tiles of the dwellinghouse and garage are compatible within the street scene. The use of less subdued and either bold roll or pantiles would be likely to be detrimental to the street scene, in particular in respect of the roofing of the garage.

7. Before the commencement of any development, a scheme for protective fencing to the existing vegetation at the site shall be submitted to and approved by the local planning authority.

Reason:

- (a) To safeguard existing hedging along the site frontage and north-eastern boundary which is of high amenity value in the street scene.
- (b) To safeguard the Field Maple tree which makes a valuable contribution to the street scene and Holly tree identified as T1 and T2 respectively on the approved plan (1:1250 scale).
8. The Field Maple and Holly trees identified as T1 and T2 on the approved plan (scale 1:1250) shall be permanently retained.

Reason: To safeguard these trees, as explained in Reason 7 (b).

9. The scheme for landscaping submitted in accordance with condition 8 shall show the relationship between the driveway and the existing north-western boundary hedge and Field Maple identified at T1 on the approved plan (1:1250 scale), ensuring that there is no driveway formed or change in levels within the area hatched blue on the approved plan and annotated accordingly.

Reason: To safeguard the trees and hedge, the importance of which are referred to by earlier conditions. There is a need for a 3.5 m area of clearance in respect of the area under the canopy of the tree and within 1 m of the north-western boundary hedge, as well as control over the edging of the driveway which should be carried out in accordance with British Standard BS 5837, 1991, Section 11.5).

10. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no extensions, alterations or enlargements of either the dwellinghouse or garage, no erection of fences or provision of hard surfacing unless forming part of this permission, without the express written permission of the local planning authority.

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Reason: To enable the local planning authority to retain future control over further development in the interests of safeguarding the existing vegetation, the appearance of the locality, the residential amenity of adjoining dwellinghouse and maintaining the two parking spaces within the garage, the conversion of which to living accommodation would be likely to be unacceptable.

11. The area cross-hatched blue on the approved plan (1:1250 scale) shall only be used for the parking and turning of vehicles and the details submitted in accordance with condition 2 shall show this facility, in addition to 2.4 m x 2.4 m reversing splay to each side of the vehicular access.

Reason: To ensure that there is adequate parking and turning facilities within the residential curtilage of the dwellinghouse and in the interests of highway safety.

12. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

13. The windows coloured brown on Drawing No. 94 - 002 (2) shall be fitted with obscure glass unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard residential amenity, in particular that of Nos. 18 and 22 Pancake Lane.

14. Boundary fencing with No. 22 Pancake Lane shall accord with details approved under and pursuant to planning permission 4/0955/93, unless otherwise agreed by the local planning authority.

Reason: In the interests of safeguarding the privacy of Nos. 20 and 22 Pancake Lane.

15. Development shall not begin until drainage works have been carried out with details to be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site.