

Town Planning 4/0284/86

Ref. No.

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr P Mills
Manlischen
Flaunden Lane
Bovingdon

Mr S L Balaam
26 Pheasants Way
Rickmansworth

.....	Detached dwelling and garage
.....
at	adjacent to 76 Green Lane, Bovingdon
.....

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 28.2.86

and received with sufficient particulars on 4.3.86 (amended 3.4.86, 23.4.86 and 7.5.86) and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of ... 5 ... years commencing on the date of this notice.
- (2) The dwelling hereby permitted shall be constructed with second-hand red/yellow mixture facing bricks (as submitted on 7 May 1986) and Marley Modern Smooth Grey roof tiles or such other materials as may be approved in writing by the local planning authority.
- (3) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order), there shall be no extension, addition or alteration to the building hereby permitted without the express written permission of the local planning authority.
- (4) The dwelling hereby permitted shall not be occupied until the "Road used as a Public Path" has been laid out and surfaced strictly in accordance with the details permitted, along the whole of the length indicated on plan no 4/0284/86 (plans received on 23 April and 7 May 1986).

- (5) The visibility splays at the access to the site, shown on plan no 4/0284/86 (plans received on 23 April and 7 May 1986), shall be provided prior to occupation of the dwelling hereby permitted and they shall be maintained at all times thereafter.
- (6) The development hereby permitted shall not be occupied until the boundary treatment indicated on plan no 4/0284/86 (drawing No 205/02/B shall have been provided.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) To ensure satisfactory appearance.
- (3) Any extension to the proposal hereby permitted would result in an overdevelopment of this limited site to the detriment of general and visual amenity.
- (4) To ensure proper development of the site and in the interests of highway safety.
- (5) To ensure proper development of the site and in the interests of highway safety.
- (6) To ensure satisfactory layout and to safeguard amenities and privacy for the occupants of adjoining properties.

Dated..... 15 day of May 19..... 86

Signed..... 

Designation CHIEF PLANNING OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.