



PLANNING

FOREST HOMES
24 TAYLORS RIDE
LEIGHTON BUZZARD
BEDS
LU7 7JN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00616/97/OUT
ERECTION OF A SINGLE DETACHED DWELLINGHOUSE WITH DETACHED
DOUBLE GARAGE
LAND ADJACENT HIGHLOW, ROUGHDOWN VILLAS ROAD, HEMEL
HEMPSTEAD, HERTS, HP3

Your application for outline planning permission dated 17 April 1997 and received on 22 April 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 17 July 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00616/97/OUT

Date of Decision: 17 July 1997

1. Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The plans and particulars submitted in accordance with condition 1 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. The horsechestnut tree and hedging coloured yellow on Drawing No. RV/1 shall be permanently retained and shall not be lopped or topped unless otherwise agreed in writing by the local planning authority and all this vegetation shall be protected during the whole period of the site excavation and construction in accordance with a scheme submitted to and approved by the local planning authority.

Reason: In order to permanently safeguard existing vegetation in the interests of the visual amenity of the area.

5. No materials, plant, soil or spoil shall be stored underneath the canopy of the horsechestnut tree subject to condition 4 .

Reason: In order to ensure that damage does not occur to the tree during building operations.

6. Details submitted in accordance with condition 3 shall include all proposed underground services and the method of construction of the driveway.

Reason: To ensure that the underground services do not conflict with the retained and new planting at the site.

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7. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective,) another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. Notwithstanding the details shown on Drawing No. RV/1, this permission does not extend to the erection of the closeboarded fencing along the rear boundary of the site.

Reason: The erection of a closeboarded fence along the whole boundary will be visually intrusive.

9. The development hereby permitted shall be carried out in accordance with the finished floor levels as shown on Drawing No. RV/1 and the cross section as shown on Drawing No. RV/2, and the dwellinghouse shall incorporate a hipped roof.

Reason: In the interests of the appearance of the development within the locality and for the avoidance of doubt.

10. The development hereby permitted shall not be occupied until the turning space shown on Drawing No. RV/1 shall have been provided and shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: To ensure that vehicles may enter and leave the site in forward gear.

11. The building shall not be occupied until the means of access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety.

12. The development hereby permitted shall not be occupied until the arrangements for vehicle parking have been provided to the satisfaction of the local planning authority and the garage shall not be used otherwise than for the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities at all times.

13. 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 development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A and E.

Reason: In the interests of safeguarding the residential amenity of "Highlow" and the visual amenity of the locality.

14. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

15. Construction work shall not begin until a scheme for noise insulation/ protection has been submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before the dwellinghouse is first occupied.

Reason: In order to safeguard the residential amenity of the dwellinghouse in accordance with PPG 24.

16. This permission does not relate to the approval of the site drainage.

Reason: For the avoidance of doubt.