

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0709/91

Mr & Mrs M Kendall
Poles Hill House
Bragmans Lane
Sarratt

D R Gough
Ridge House
134 Eskdale Ave
Chesham
BUCKS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Longfield, Hogpits Bottom, Flaunden

REPLACEMENT DWELLING (MODIFIED APP.) (OUTLINE)

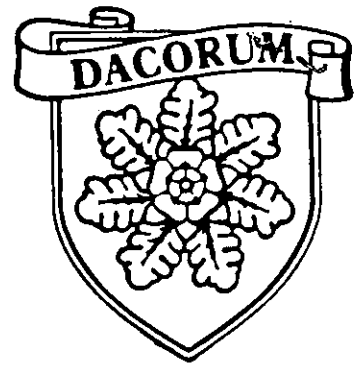
Your application for *outline planning permission* dated 21.05.1991 and received on 24.05.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).



Director of Planning.

Date of Decision: 04.07.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0709/91

Date of Decision: 04.07.1991

GRANTED subject to the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design, landscaping and external appearance of the buildings which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. The dwellinghouse hereby permitted shall not exceed 240 sq m in floor area and for the purposes of calculation this figure shall include the floor area of the retained 'granny annexe' referred to as 'B' on Drawing No. 146/03.
4. The parts of the development referred to as 'A' and 'B' on Drawing No. 146/03 shall only be used together as a single family dwelling.
5. The only means of vehicular access to the dwellinghouse hereby permitted shall be from points '1' and '2' as shown on Drawing No. 146/03.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2, Part 2 Class B) or any amendment thereto, no means of access shall be formed between any part of either the application site or the land edged blue on Drawing No. 146/03 and the private road without the express written permission of the local planning authority.
7. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
8. The existing hedge on the north western and north eastern boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.



9. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others 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.
10. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Class A, E and F) there shall be no alterations or extensions to the dwellinghouse hereby permitted or development within the residential curtilage which is edged by a red line on Drawing No. 146/03.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. For the avoidance of doubt relating to the floor area of the replacement dwellinghouse.
4. For the avoidance of doubt as the development hereby permitted is for a replacement dwellinghouse only.
5. (a) The frontage of the site features attractive boundary vegetation which makes a valuable contribution to the visual amenity of the locality. The loss of this vegetation as a consequence of the provision of any additional points of vehicular access would be to the detriment of the appearance of the area.

(b) The provision of additional points of vehicular access are unnecessary to serve the replacement dwellinghouse.
6. In order that the local planning authority may retain control over the provision of additional points of access to the site for reasons specified relating to Condition 5.
7. In order to safeguard trees at the site which make a valuable contribution to the visual amenity of the locality.



REASONS APPLICABLE
TO APPLICATION: 4/0709/91 (Cont'd)

8. In order to safeguard existing boundary vegetation at the site which make a valuable contribution to the visual amenity of the locality.
9. In the long term interests of the visual amenity of the site and locality.
10. In order that the local planning authority may retain control over further development within the residential curtilage of the replacement dwellinghouse in the interests of residential and visual amenity.