

Town Planning 4/0821/89
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To P.J. Forbes-Harriss, Esq.
c/o Messrs. Stimpsons
Planning and Architecture
14a St. Albans Road
Watford
Herts. WD1 1RX

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..... Detached double garage, turning/parking area and
..... access
at 23 Ashlyns Road, Berkhamsted, Herts.
.....

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 21 April 1989
and received with sufficient particulars on 5 May 1989
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 materials used externally shall match both in colour and texture those of the existing dwellinghouse.
- (3) With the exception of the boundary vegetation to be removed to facilitate the erection of the garage and the provision of the vehicular access, the remaining parts of the south-western and north-western hedging shall be retained and protected during the period of the construction and such part or parts of the hedging as became damaged shall be replaced within the planting season following the completion of the development.

Cont.

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 a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) In the interests of highways safety.
- (5) In the interests of highways safety.
- (6) To safeguard the nearby preserved spruce tree which is the subject of Dacorum Borough Council Tree Preservation Order No. 182 and due to its high amenity value makes a valuable contribution to the visual amenity of the locality.
- (7) To safeguard the nearby preserved spruce tree which is the subject of Dacorum Borough Council Tree Preservation Order No. 182 and due to its high amenity value makes a valuable contribution to the visual amenity of the locality.
- (8) To safeguard the nearby preserved spruce tree which is the subject of Dacorum Borough Council Tree Preservation Order No. 182 and due to its high amenity value makes a valuable contribution to the visual amenity of the locality.
- (9) In the interests of high way safety.
- (10) For the avoidance of doubt.

Dated.....day of.....19.....

Signed.....

Designation

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.

- (4) 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.
- (5) A 2.4m x 2.4m. visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
- (6) Excavation associated with the development hereby permitted taking place within 5 m of the trunk of the preserved spruce tree coloured green on Drawing No. 3172/02B shall be carried out by hand and any roots greater than 50 mm in diameter shall not be cut without the prior approval in writing of the local planning authority.
- (7) The turning/parking area coloured yellow on Drawing No. 3172/02B hereby permitted shall be constructed of permeable material comprising of either gravel or roundstone.
- (8) The turning/parking area referred to in Condition 7 shall be surrounded by a timber edge.
- (9) The existing access to Ashlyns Road shall be closed to vehicular traffic as from the date on which the new access hereby permitted is first brought into use. A fence or other means of enclosure not exceeding one metre in height shall be erected along the boundary to Ashlyns Road across the line of the existing access within two months of the date referred to above.
- (10) This permission shall not extend to the construction of the new private drive shown on Drawing No. 3172/02B.

Dated 17 August 1989

Signed



Chief Planning Officer