

Dacorum Borough Council Planning Department

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RIDGE HOUSE
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00846/00/FHA

RIDGE HOUSE, TOMS HILL ROAD, ALDBURY, TRING, HERTS, HP235SD
DETACHED DOUBLE GARAGE(RESUBMISSION)

Your application for full planning permission (householder) dated 20 April 2000 and received on 05 May 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barker'.

Director of Planning

Date of Decision: 31 July 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00846/00/FHA

Date of Decision: 31 July 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the garage and retaining walls hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Ridge House.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

4. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The trees shown for retention on the approved drawing number 99105/3A shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees or in such other position as may be agreed in writing by the local planning authority. The erection of fencing for the protection of any retained tree shall be undertaken before any

equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to ensure that damage does not occur to retained trees during building operations to ensure a satisfactory appearance to the development and to safeguard the visual character of the conservation area.

5. No development shall take place until full details of soft landscape works to reinforce the screening to the west of the garage hereby approved shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include planting plans and schedules of plants noting species, plant sizes and proposed numbers/densities.

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

6. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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