



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1022/90

Mr & Mrs F Zundell
"Foxhill" Rucklers Lane
Kings Langley
Herts

Collett Design
17 Collett road
HEMEL HEMPSTEAD
Herts
HP1 1HY

DEVELOPMENT ADDRESS AND DESCRIPTION
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"Foxhill" Rucklers Lane, Kings Langley, Herts

CONSTRUCTION OF GARAGE AND SIDE EXTENSION OF UPPER FLOOR AND ROOF

Your application for *full planning permission* dated 16.07.1990 and received on 16.07.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 18.10.1990

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1022/90

Date of Decision: 18.10.1990



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
3. The roof tiles of the north western side of the existing bungalow roof coloured yellow on Drawing No.90/1512/1, shall be reused where possible for works associated with the southern elevation of the extension coloured green on Drawing No.90/1512/3.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
5. Details submitted in connection with Condition 4 should include a survey of the site levels relating to the area associated with the driveway and carparking facility coloured orange on Drawing No.90/1512/3 (Scale 1:500).
6. 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.
7. Notwithstanding the detail shown on drawing No.90/1512/3 (Site Plan 1:500) this permission does not extend to the provision of either the vehicular access or the driveways coloured red on the aforementioned drawing.
8. Notwithstanding the details shown on Drawing No.90/1512/3 no roof lights shall be formed within the eastern elevation of the existing bungalow roof unless an alternative scheme is submitted to and approved in writing by the Local Planning Authority.

REASONS:

1. To comply with the provisions of s.41 of the Town and Country Planning Act 1971.
2. To ensure a satisfactory appearance.
3. To comply with the provisions of s.41 of the Town and Country Planning Act 1971.
4. To maintain and enhance visual amenity.
5. In the interests of safeguarding the residential amenity of 'Two Ways', Rucklers Lane, Kings Langley.
6. To maintain and enhance visual amenity.
7. Based upon the information available the Local Planning Authority is not satisfied that the formation of the driveways and vehicular access can be achieved without being detrimental to the visual and highway safety.
8. In the interests of safeguarding the residential amenity of 'Belle Vue', Rucklers Lane, Kings Langley.