

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1083/95

Mr Hughes
High Ridges
Shothanger Way
Hemel Hempstead
Herts

B B. Smith, Old Sub Station
Saracens Head Yard
Holywell Hill
St Albans
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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High Ridges, Shothanger Way, Hemel Hempstead

DETACHED DOUBLE GARAGE (RETROSPECTIVE APPLICATION)

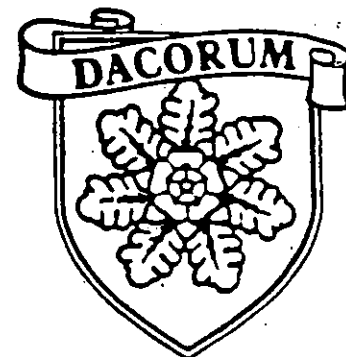
Your application for *the retention of development already carried out* dated and received on 22.08.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 28.09.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1083/95

Date of Decision: 28.09.1995

1. Within one month of the date of this notice details of roof tiles and garage doors shall be submitted to and approved by the local planning authority, and the development shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

2. Within one month of the date of this notice the two concrete hardstandings located to the south of the garage hereby permitted shall be removed, the materials removed from the site and the land returned to its former condition.

Reason: In the interests of residential amenity.

3. Within one month of the date of this notice a scheme of landscaping for the area coloured green on approved plan ref 4/1083/95RD (1:500 scale) which shall include details of numbers, species and proposed planting location of all new trees and shrubs shall be submitted to the local planning authority.

Reason: To maintain and enhance visual amenity and in the interests of the amenity of the occupants of "Green Fallow", Bury Rise.

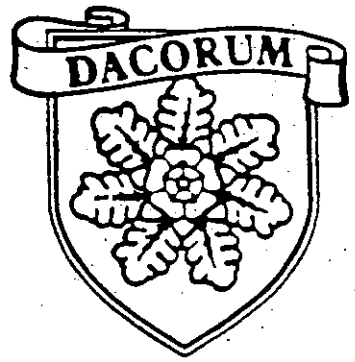
4. All planting comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously 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.

Reason: To maintain and enhance visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development falling within Class E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.





CONDITIONS APPLICABLE
TO APPLICATION: 4/1083/95

Date of Decision: 28.09.1995

6. The development hereby permitted shall not be used otherwise than for purposes incidental to the enjoyment of "High Ridges", Shothanger Way as a dwellinghouse.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.

