

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1096/93

Richard Paul Sawyer
9 Ditton Green
Stopsley
Beds
LU2 8RU

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

11 Pancake Lane, Hemel Hempstead, Herts

DEMOLITION OF BUNGALOW & ERECTION OF FOUR BEDROOM HOUSE

Your application for *outline planning permission* dated and received on 11.08.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

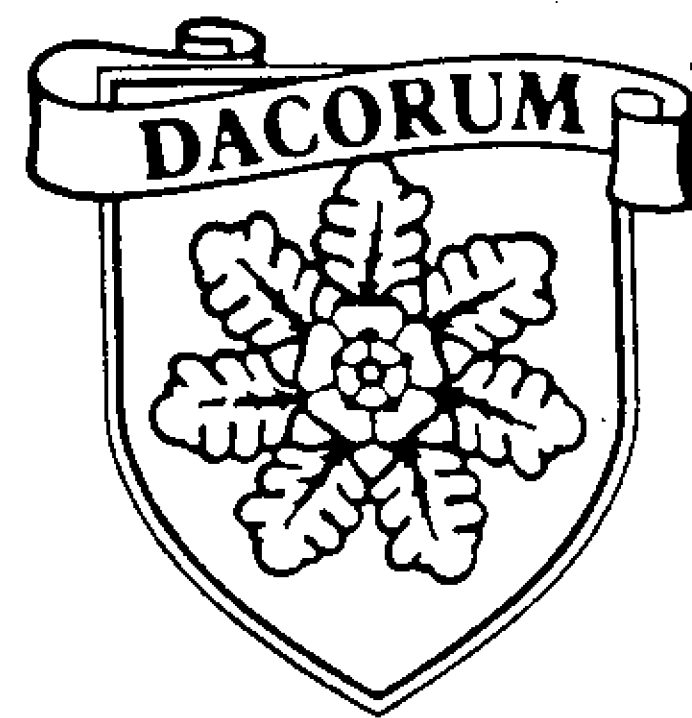
Director of Planning.

Date of Decision: 30.09.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1096/93

Date of Decision: 30.09.1993



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 building which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5(2) of the Town and Country Planning General Development Orders 1977-85.

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 of this permission shall include a tree survey of the site recording the species, height, crownspread, bole diameter, age and condition of all the trees, and the height and spread of all the hedgerows located on the site, indicating those trees and hedges which it is proposed to remove.

Reason: To maintain and enhance visual amenity.

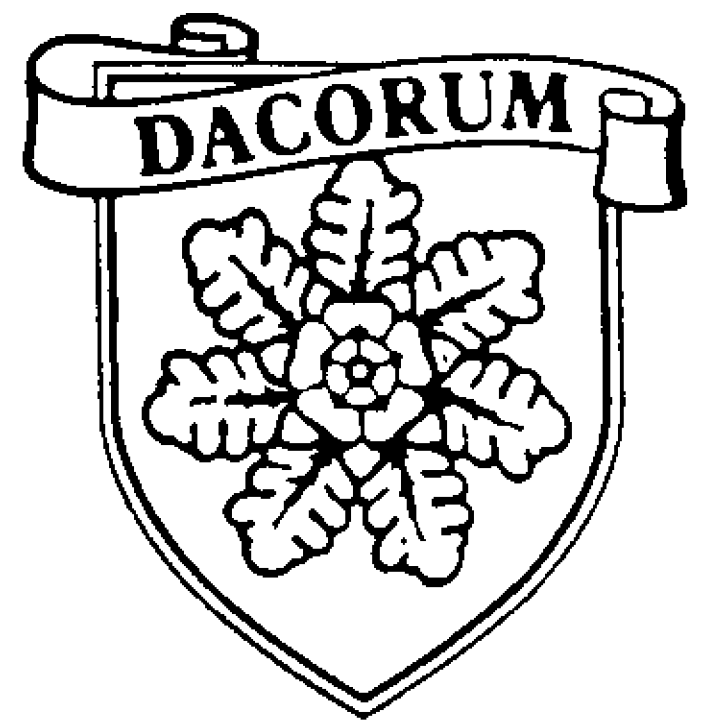
4. This planning permission only extends to the position of the dwellinghouse shown on Drawing No. RPS/001/11PAN and only that part hatched yellow on the approved drawing shall be two storey.

Reason: For the avoidance of doubt, in the interests of the appearance of the street scene and the residential amenity of No. 15 Pancake Lane.

5. The single storey element of the dwellinghouse shown on Drawing No. RPS/001/11PAN as hatched purple shall incorporate a hipped roof as shown on the approved drawing.

Reason: To safeguard the residential amenity of No. 9 Pancake Lane and the appearance of the street scene.

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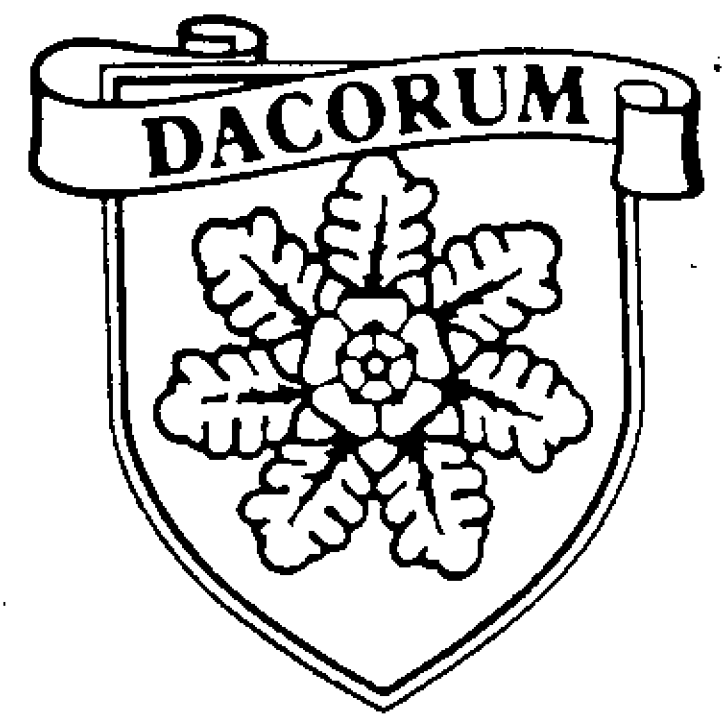


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6. The landscaping scheme to be submitted to and approved by the local planning authority shall show details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
Reason: To maintain and enhance visual amenity.
7. 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.
Reason: To maintain and enhance visual amenity.
8. 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.
Reason: In the interests of highways safety.
9. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the footpath into the curtilage of the dwellinghouse hereby permitted.
Reason: In the interests of highways safety.
10. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.
Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
11. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 10 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

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12. A close boarded fence measuring 1.8 metres in height shall be maintained along both parts of the common boundary between Nos. 9 and 11 Pancake Lane, as shown by the orange line on Drawing No. RPS/001/11PAN at all times, as from the date of the first occupation of the dwellinghouse hereby permitted.

Reason: To safeguard the residential amenity of No. 9 Pancake Lane at all times. The provision of the section of fencing labelled 'A' will safeguard privacy and reduce headlamp glare associated with the use of the garage. The retention of the section of fencing labelled 'B' will safeguard the privacy of No. 9 Pancake Lane.

13. The sections of south western flank wall coloured green on Drawing No. RPS/001/11PAN shall not feature any first floor windows unless these are of a fixed type, fitted with obscure glass or have a cill height a minimum of 1.6 metres above finished floor level.

Reason: To safeguard the privacy of No. 9 Pancake Lane.

14. The north eastern flank wall shall not feature any ground of first floor windows unless these are of a fixed type and fitted with obscure glass or have a cill height a minimum of 1.6 metres above finished floor level.

Reason: To safeguard the privacy of No. 15 Pancake Lane. In the absence of a boundary fence along the common boundary any ground level windows that feature plain glass would be likely to cause a loss of privacy to No. 15 Pancake Lane.

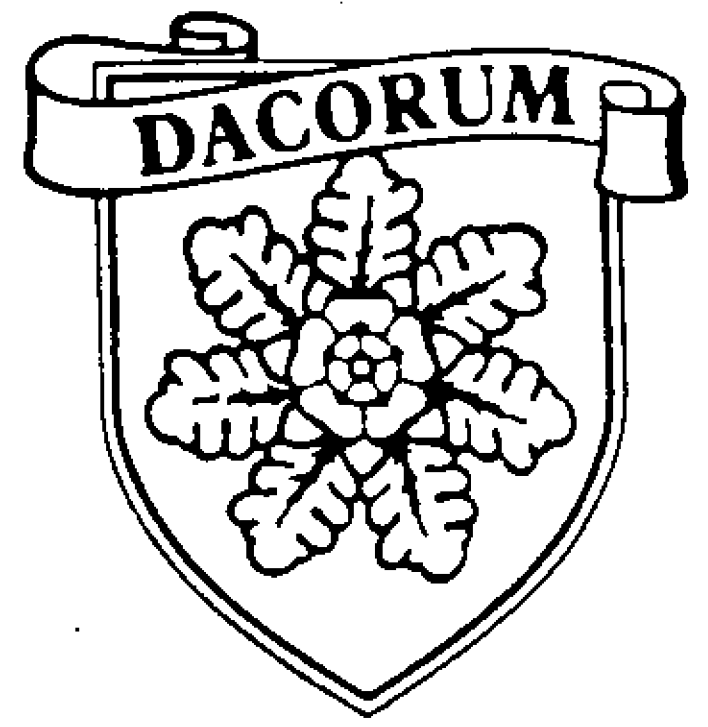
15. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no alterations or additions to any part of the dwellinghouse without the prior express written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over future changes in the interest of safeguarding the privacy of Nos. 9 and 15 Pancake Lane and to ensure that there is control over the future use of the garage shown on Drawing No. RPS/001/11PAN in the interests of the appearance of the street scene and highway safety as the front of the site should provide a turning area rather than solely a parking area.

16. This permission only relates to the land edged red on the Ordnance Survey extract, identified as Map No. 1 and not that shown on the Site Plan encircled in red.

Reason: For the avoidance of doubt as the site plan encircled in red does not correctly show the application site.

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17. All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first rateable occupation of the development unless an alternative period is agreed by the local planning authority.

Reason: To ensure a satisfactory development.