

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1098/94

Mr D Guard  
10 Oxhey Avenue  
Oxhey  
Watford  
Herts

Mr L Worley  
Blue Ridge, Long Walk  
Chalfont St Giles  
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION

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Grange Lodge (adjoining), Chesham Road, Bovington

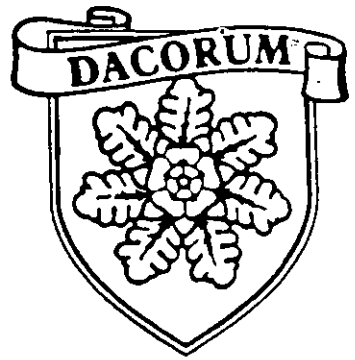
DETACHED DWELLINGHOUSE AND NEW VEHICULAR ACCESS

Your application for *full planning permission* dated 19.08.1994 and received on 22.08.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 14.10.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1098/94

Date of Decision: 14.10.1994

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:

<u>Ref No</u>	<u>Development</u>	<u>Date of Permission</u>
4/0123/91	Detached dwelling at the application site	22 March 1991

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented.

Reason: For the avoidance of doubt.

3. Before the dwellinghouse hereby permitted is first occupied a properly consolidated and surfaced turning/parking area shall be constructed in the area hatched purple on Drawing No 4/1098/94FL and it shall be retained at all times thereafter.

Reason: In the interests of highways safety.

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.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

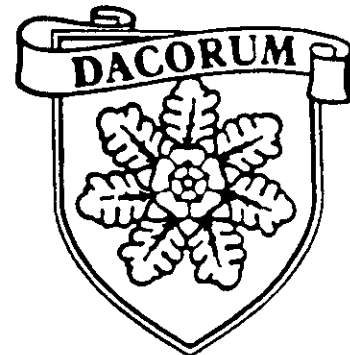
5. Notwithstanding the details shown on Drawing No 4/1098/94FL the area coloured yellow shall not form part of the turning/parking area.

Reason: (a) For the avoidance of doubt.

- (b) To ensure there is adequate space available for the establishment of a hedge in the interests of visual amenity of the locality.

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1098/94

Date of Decision: 14.10.1994



6. The existing south western boundary hedge shall be protected during the period of construction together with the roots and canopy of the tree coloured orange on Drawing No 4/1098/94FL and if this vegetation becomes damaged or diseased, it 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 following year. Prior to the commencement of the development hereby permitted and a scheme for protective fencing shall be submitted to and approved by the local planning authority.

Reason: To maintain and enhance visual amenity.

7. All existing gaps within the existing south western boundary hedge and the areas coloured green on Drawing No 4/1098/94FL shall be planted with privet hedge following the occupation of the dwellinghouse hereby permitted and any of the hedging subject to planting under this condition becomes damaged, diseased or is removed, shall be replaced in the next planting season with hedging of a similar size and species, unless the local planning authority gives written consent otherwise to any variation and for the purposes of this condition the planting season is that specified by Condition 6.

Reason: To maintain and enhance visual amenity.

8. A closed boarded fence shall be permanently maintained along the common boundary with Grange Lodge, details which shall be agreed in writing by the local planning authority.

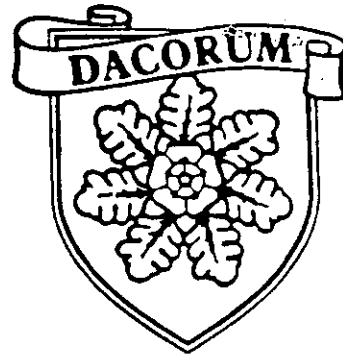
Reason: To safeguard the residential amenity of the existing and new dwellinghouses.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2, Parts 1 and 2 (Part 2 Clauses A and B)) or any amendment thereto, there shall be no alterations, additions or extensions to any part of the dwellinghouse hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over alterations, additions and extensions to the dwellinghouse in the interests of safeguarding the residential amenity of Grange Lodge, the setting and appearance in its countryside setting, to safeguard existing vegetation, to ensure the provision of adequate parking facilities within the curtilage and in the interests of highway safety.

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1098/94

Date of Decision: 14.10.1994



10. Notwithstanding the details specified with this application no work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

11. The bedroom windows shall be permanently fitted with obscure glass.

Reason: In the interests of amenity.

12. Notwithstanding the details shown on Drawing No 4/1098/94FL, no footpath shall be formed by engineering operations within the area hatched brown.

Reason: In order to permanently safeguard the boundary of the hedge as the formation of a footpath involving engineering operations could cause damage to the existing vegetation and use of the footpath as formed would result in the need to prune or remove the hedging. This would be to the detriment of the setting of the site in the countryside by prejudicing the longevity of the hedges. There is a pathway available elsewhere to gain access to the rear of the site.

13. The dwellinghouse hereby permitted shall at no time provide more than three bedrooms.

Reason: To ensure that there is at all times adequate parking within the curtilage of the dwellinghouse commensurate with the number of bedrooms as in the interests of highway safety.