

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1138/93

Martin Grant Homes (Uk) Ltd
Grant House Felday Road
Abinger Hammer
Dorking
SURREY RH5 6OP

DEVELOPMENT ADDRESS AND DESCRIPTION

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Rear of 27 Gravel Hill Terrace, Hemel Hempstead, Herts

ERECTION OF DETACHED DWELLING (RESUB)

Your application for *full planning permission* dated 18.08.1993 and received on 19.08.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

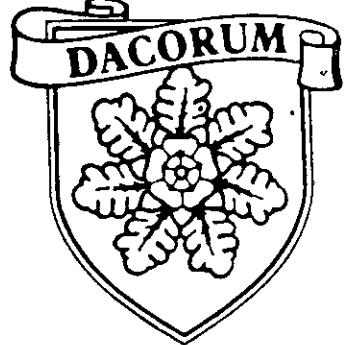
Director of Planning.

Date of Decision: 30.12.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1138/93

Date of Decision: 30.12.1993



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. 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: In the interests of the appearance of the dwellinghouse within the street scene.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no alterations or additions to the attached double garage, and the flank walls of the dwellinghouse hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority retains further control over changes to the dwellinghouse in the interests of:

- (a) Safeguarding the privacy of No. 2 Green End Gardens and No. 27 Gravel Hill Terrace. The insertion of windows within the flank walls would be likely to cause the loss of privacy to the respective dwellinghouses due to overlooking, unless designed to overcome this problem.
- (b) To ensure that this detached dwellinghouse is permanently served with off-street parking. The conversion of the garage to living accommodation as a result of alterations would result in the loss of parking space within the curtilage. This would put pressure upon the use of the front garden for parking which would be to the detriment of the appearance of the street scene and encourage the use of the adjoining parking lay-by which is designed to provide parking for visitors to Green End Gardens as a whole, rather than residents.

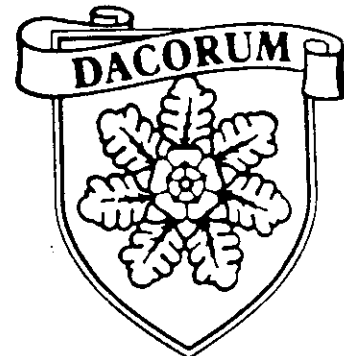
4. A 1.8 m fence or wall shall be permanently provided along the northern, eastern and southern boundaries of the curtilage of the dwellinghouse, unless otherwise agreed in writing by the local planning authority.

Reason: To permanently safeguard the residential amenity of adjoining dwellinghouses, in particular No. 2 Green End Gardens and No. 27 Gravel Hill Terrace.

5. Notwithstanding the details shown on Drawing No. 048/20 the dwellinghouse hereby permitted shall be erected in compliance with the dimensions scaled from Drawing No. 91/0053/25E unless otherwise agreed in writing by the local planning authority.

CONDITIONS APPLICABLE
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Reason: For the avoidance of doubt as the dimensions scaled from the respective drawings are at variance. The dimensions scaled from Drawing No. 91/0053/25E are regarded as a precise representation of the development, in its plot, rather than the standard drawing of the Carrington.

6. The development hereby permitted shall not be occupied until the sight line shown on drawing number 91/0053/25E shall have been provided, and it shall be maintained at all times thereafter.

Reason: In the interests of highways safety.

7. Notwithstanding the details shown on Drawing No. 91/0053/25E a 2.4 m x 2.4 m visibility splay shall be provided each side of the vehicular access serving the dwellinghouse as measured from the line edged blue on the aforementioned plan within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level which shall also be applicable to the sight line which is the subject of condition 6.

Reason: In the interests of highways safety.

8. The lay-by shall be provided fully in accordance with the details shown on Drawing No. 91/0053/25E before development commences upon the dwellinghouse unless otherwise agreed by the local planning authority.

Reason: The lay-by is necessary to serve the existing residential development at Green End Gardens in terms of visitor parking.

9. 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.

10. The ridge level of the roof of the dwellinghouse hereby permitted shall be no greater than that of No. 2 Green End Gardens unless otherwise agreed by the local planning authority.

Reason: For the avoidance of doubt, in the interests of the appearance of the dwellinghouse within the street scene and to safeguard the residential amenity of No. 2 Green End Gardens.

11. The bathroom, cloakroom and en-suite windows shown on Drawing No. 048/20 shall be permanently fitted with obscure glass.

Reason: To safeguard the residential amenity of the area.

CONDITIONS APPLICABLE
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12. 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.

Reason: To maintain and enhance visual amenity.

13. 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.