

Dacorum Borough Council
Planning Department

Civic Centre Marlowes
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DAVID KANN ASSOCIATES
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9 BRIDGE STREET
PINNER
MIDDLESEX
HA5 3HR

CONACK HOMES LTD
266 HIGH ROAD
HARROW WEALD
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HA3 7BB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01179/99/FUL

THE SKEP, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS, HP2 7BA
FOUR SEMI-DETACHED HOUSES, PARKING AND TURNING AREAS AT THE
FRONT AND REAR. (ALTERNATIVE SCHEME)

Your application for full planning permission dated 25 June 1999 and received on 28 June 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barnard'.

Director of Planning

Date of Decision: 21 February 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01179/99/FUL

Date of Decision: 21 February 2000.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the Schedule of Materials submitted to and received by the local planning authority on 25 January 2000.

Reason: In the interests of the appearance of the development within the street scene of Redbourn Road and the wider area.

3. Except as may be required by other conditions of this decision notice, the development hereby permitted shall only be carried out in accordance with the details shown on Drawing Nos. CH/RR/01 Revision C and CH/RR/02A received by the local planning authority on 5 October 1999. In particular, there shall be no vehicular or pedestrian access from the application site to the "adjacent driveway" shown on Drawing No. CH/RR/01 Revision C.

Reason: For the avoidance of doubt; these plans supercede the originally submitted plans which showed the development served from the adjacent driveway, the use of which would require separate consideration.

4. None of the dwellinghouses hereby permitted shall be occupied until all the parking areas, internal access road and turning areas shall have been provided. Thereafter these facilities shall only be used for the purposes approved and at all times the site shall be only served by the existing access shown on Drawing No. CH/RR/01 Revision C.

Reason: In the interests of highway safety, to ensure the adequate and satisfactory provision of off street parking/turning facilities (including disabled and fire access), in the interests of the residential amenity of existing houses and new dwellinghouses, and for the avoidance of doubt.

5. Unless otherwise agreed in writing by the local planning authority only the trees referred to on Drawing No. CH/RR/01 Revision C shall be removed, and the driveway/front parking area shall be constructed in accordance with the details shown by Drawing No. CH/RR/02A. Details of the position of the site compound, service routes and protective fencing shall all be submitted to and agreed in writing by the local planning authority before the commencement of any development. The compound and protective fencing shall be retained for the duration of the entire period of construction, unless otherwise agreed by

the local planning authority, and the service routes shall be provided in accordance with the approved details.

Reason: In the interests of safeguarding trees at the site.

6. Within 3 months of the date of this decision a landscaping scheme for the site shall be submitted for the approval of the local planning authority. This scheme shall include the retention and reinforcement of planting on the rear (north west) boundary of the site, and shall include details of the size, species, and positions or density of all trees and shrubs to be planted, and the proposed time of planting.

Reason: In the interests of the appearance of the development within the area.

7. All landscape works shall be carried out in accordance with the approved details prior to the occupation of any of the dwellinghouses hereby permitted or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. If within a period of five years from the date of the planting of any shrub or tree that shrub or tree, or any shrub or tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective,) another shrub or tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the appearance of the development within the area.

9. Unless otherwise agreed in writing by the local planning authority the development shall be carried out in accordance the levels shown on Drawing No. CH/RR/01 Revision C. In particular, the development shall be carried out such that the ridge height of the dwellinghouses hereby permitted maintains the relationship with adjoining dwellings shown on that drawing.

Reason: In the interests of the appearance of the development within the area/street scene and in the interests of the residential amenity of No.6 Redbourn Road and 'Woodlands'.

10. Unless otherwise agreed in writing by the local planning authority, all the windows labelled "A" and coloured red on Drawing No. CH/RR/01 Revision C on Plots A, B, C and D shall be permanently fitted with obscure glass, samples of which shall be submitted to and approved in writing by the local planning authority. None of these windows shall contain any opening lights except in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of safeguarding the privacy/residential amenity and No.6 Redbourn Road, 'Woodlands' and the new dwellinghouses.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the privacy/safeguarding the residential amenity of No.6 Redbourn Road and 'Woodlands' and the new dwellinghouses.

12. Full details of any exterior lighting shall be submitted to and approved in writing by the local planning authority. The scheme shall be installed in accordance with the approved details and thereafter maintained in accordance with these details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the residential amenity of No. 6 Redbourn Road, 'Woodlands', the new dwellinghouses, the local environment, crime prevention and highway safety.

13. Notwithstanding the details shown on Drawing No.CH/RR/01 Revision C, the precise extent and details of all boundary fencing/treatment (including the design of the refuse collection point) shall be submitted to and approved in writing by the local planning authority before any work is commenced on site; the approved fencing or other boundary treatment shall be provided before the occupation of any dwellinghouses and thereafter the fencing or boundary treatment shall be retained at all times.

Reason: In the interests of safeguarding the residential amenity of 'Woodlands', 6 Redbourn Road and the appearance of the area.

INFORMATIVES:

1. The developer should ensure that the Informatives and Advice referred to in the letter dated 14 July 1999 from the Environment Agency to Dacorum Borough Council are addressed in carrying out the development. This includes groundwater protection with reference to the depth of soakaways and ensuring that none is constructed on contaminated land.

2. The developer should contact Three Valleys Water regarding water supply.

3. Before any demolition commences proper arrangements should be in place to ensure that during the carrying out of the development the site compound and parking areas for works vehicles are provided and properly demarcated, in order to safeguard retained vegetation and to ensure that parking on the Waste of the Manor area is avoided.