

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1224/95

Mr P Staunton
1 Wellhouse Cottages
Trowley Bottom
Flamstead
Herts

Mr S M Betts
82 Pickford Road
Markyate
Herts
AL3 8RN

DEVELOPMENT ADDRESS AND DESCRIPTION
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127 Trowley Hill Road, Trowley Bottom, Flamstead

FIRST FLOOR TO EXISTING BUNGALOW AND TWO STOREY FRONT EXTENSION

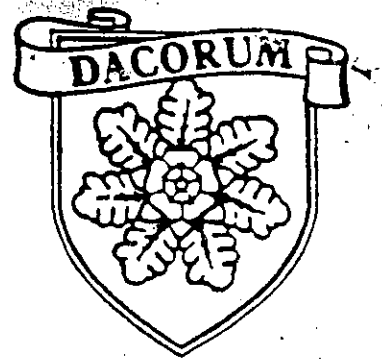
Your application for *full planning permission (householder)* dated 15.09.1995 and received on 18.09.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning..

Date of Decision: 16.11.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1224/95

Date of Decision: 16.11.1995

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: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on the approved drawing No 0178/01, no work shall commence on the development hereby permitted until a detailed plan shall have been submitted to and approved by the local planning authority indicating the following:

- (a) the location, species and approximate height of each existing tree on the site showing which trees are to be retained and the crown spread of each retained tree;
- (b) details of the specification and position of fencing for the protection of any retained tree from damage before or during the course of development.

Reason: To ensure that where appropriate existing trees are retained and protected in the interest of visual and residential amenity.

4. Notwithstanding the details shown on the approved drawing No 0178/01, no work shall commence on the development hereby permitted until a plan showing arrangements for the parking of three vehicles and vehicle turning within the site shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

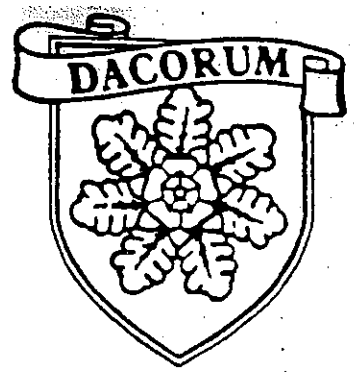
Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and to ensure that vehicles may enter and leave the site in forward gear.

5. The first floor window in the north elevation, coloured green on approved drawing No 0178/01, shall be fitted and thereafter permanently maintained with obscured glazing.

Reason: To safeguard the residential amenity of adjoining property.

cont'd





CONDITIONS APPLICABLE
TO APPLICATION: 4/1224/95 (CONTINUED)

Date of Decision: 16.11.1995

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development falling within Classes A, B or C of 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.

