

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1413/93

M T Killeen
11 Sheepcote Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

2 Mountfield Road, Hemel Hempstead, Herts

DETACHED DWELLINGHOUSE

Your application for *full planning permission* dated 15.10.1993 and received on 18.10.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

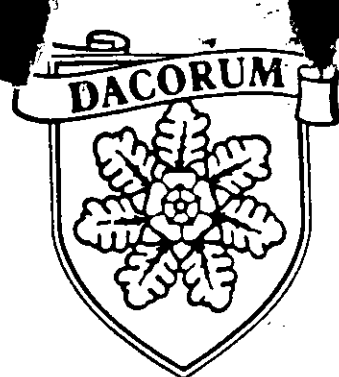
Director of Planning.

Date of Decision: 08.03.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1413/93

Date of Decision: 08.03.1994



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. Notwithstanding the details shown on Drawing No. 91803/2b the development shall not be commenced until samples of the plain brown tiles and red/purple multi-facing bricks have been submitted to and approved by the local planning authority and the dwellinghouse shall be built in the materials as approved.

Reason: In the interests of the appearance of the dwellinghouse within the street scene and for the avoidance of doubt.

3. The ridge level of the dwellinghouse hereby permitted shall be 2 ft below the main ridge level of no. 2 Mountfield Road, unless plans are submitted to and approved by the local planning authority prior to the commencement of the development, specifying the precise ridge levels of Nos. 2 and 4 Mountfield Road.

Reason: In the interests of the appearance of the dwellinghouse within the street scene. Also, for the avoidance of doubt, given that in the absence of precise details showing the relationship between the dwellinghouse in relation to Nos. 2 and 4 Mountfield Road in terms of drawings (dimensional), the applicant has confirmed by letter that the intention is to construct the dwelling with a ridge level of between 2ft and 4ft. It is considered that a precise figure needs to be specified. The 2ft figure specified is in the interests of maintaining the street scene.

4. The development hereby permitted shall be carried out fully in accordance with the level details shown on Drawing Nos. 91803/1b and 91803/1c unless otherwise agreed in writing by the local planning authority.

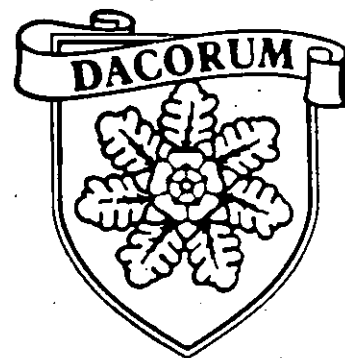
Reason: For the avoidance of doubt.

5. The vehicular access shall be provided at all times with 2.4 m x 2.4 m visibility splays to each side as measured from the line coloured purple on drawing no. 91803/1c within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the verge level.

Reason: In the interests of highways safety.

6. The garage shown on Drawing Nos. 91803/2b and 91803/1c and the driveway shown on Drawing No. 91803/1c shall be provided prior to the first occupation of the dwellinghouse hereby permitted fully in accordance with the approved details and thereafter shall be permanently retained.

Reason: To ensure the adequate and satisfactory provision of off-street parking of vehicles at all times. Also, in the interests of highway safety, taking into account that approved details specify a maximum gradient of 1 in 10.



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7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no additions or alterations to 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 further development in the interests of: a) Safeguarding the residential amenity of Nos. 2 and 4 Mountfield Road, in particular the privacy of the respective dwellinghouses; b) Ensuring that the integral double garage is permanently retained for such purposes (i) the loss of this facility will put greater pressure upon the use of the retained front garden hatched black for parking - this will be to the detriment of the visual amenity of the locality due to the loss of soft landscaping. (ii) The loss of this facility will necessitate the use of Mountfield Road for on-street parking and the scheme will fail to accord with the Council's parking standards for a 4 bedroom dwelling in a location where full adherence to the standards is necessary.

8. Notwithstanding the details shown on Drawing No. 91803/2b the part of the window coloured purple shall be permanently fitted with obscure glass.

Reason: To permanently safeguard the privacy of No. 4 Mountfield Road.

9. The bathroom and landing windows coloured yellow on Drawing No. 91803/2b shall be permanently fitted with obscure glass and only those parts of the respective windows cross hatched red shall be openable.

Reason: To permanently safeguard the privacy of the adjoining dwellinghouses in particular No. 2 Mountfield Road.

10. A 1.8 metre high close boarded fence shall be provided at all times between points 'A' and 'B' and between points 'C' and 'D' as shown on Drawing No. 91803/1c, as measured from the finished floor level of the dwellinghouse hereby permitted, unless alternative details are otherwise approved by the local planning authority.

Reason: a) To permanently safeguard the privacy of Nos. 2 and 4 Mountfield Road and for the avoidance of doubt, taking into account the characteristics of the site and the juxtaposition of the dwellinghouse to the existing properties, in particular with regard to levels. b) In the absence of details showing the relationship between Nos. 2 and 4 Mountfield Road across the site in terms of sections, the height specified is based upon finished floor level.

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11. The area hatched purple shall not at any time be used for the parking of vehicles and the hedge coloured orange as shown on Drawing No. 91803/lc shall consist of laurel or beech and planted in the first planting season following the first occupation of the dwellinghouse hereby permitted and if it dies, is removed or becomes seriously damaged or diseased within 5 years from being first planted, it shall be replaced in the next planting season with a hedge of a similar 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: In the interests of maintaining and enhancing the setting of the dwellinghouse within the street scene.