

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1541/92

Mr G F Wood
2 Mountfield Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Adj 2 Mountfield Rd, Hemel Hempstead,
DETACHED DWELLING (OUTLINE)

Your application for *outline planning permission* dated 02.12.1992 and received on 03.12.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

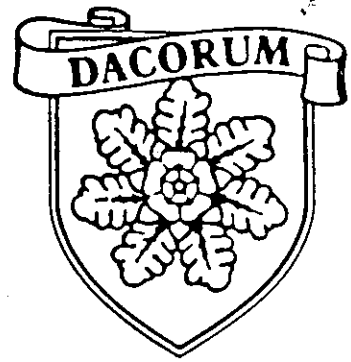
Director of Planning.

Date of Decision: 26.01.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1541/92

Date of Decision: 26.01.1993



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

(i) The expiration of a period of five years commencing on the date of this notice.

(ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with Condition 1 hereof shall include a survey of the site showing existing and proposed levels in relation to the highway and adjoining dwellinghouses and boundary treatment.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

4. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

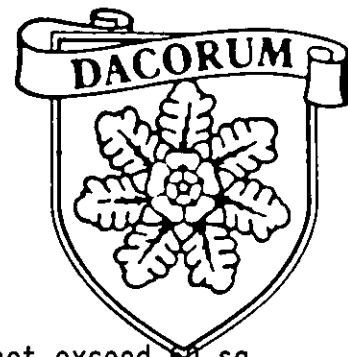
Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

5. Details submitted in accordance with Condition 1 hereof shall show a vehicular access provided with 2.4m x 2.4m visibility splays to each side as measured from the front boundary edged red into the site within which there shall be no obstruction to visibility between 600mm and 2.0m above footway level.

Reason: In the interests of highways safety.

CONDITIONS APPLICABLE
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6. The floor area of the dwellinghouse hereby permitted shall not exceed 60 sq metres, excluding the provision of any integral garaging.

Reason: For the avoidance of doubt as the figure quoted in Question 3 of Form PC1 is 600 sq metres.

7. The dwellinghouse hereby permitted shall be constructed in the position shown on Plan 4/1541/920L unless an alternative layout is submitted under Condition 1, and within the area coloured purple the dwellinghouse shall be single storey or partially single storey.

Reason: The local planning authority is of the opinion that the position shown for the dwellinghouse will ensure that the development will safeguard the appearance of the street scene, ensure that there is adequate space to accommodate sufficient parking facilities within the curtilage and that the combination of the position and single storey element will safeguard the residential amenity of Nos 2 and 4 Mountfield Road given the juxtaposition of these dwellinghouses to the development. Any variation in the layout may not meet these criteria.

8. 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 without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further developments 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) Safeguarding the visual amenity of the locality.
- c) Ensuring that any integral garage(s) is retained for such purposes in the future.

9. 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.