

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1542/92

Mr G F Wood
2 Mountfield Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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2 Mountfield Road, Hemel Hempstead,
TWO STOREY SIDE EXTENSION AND NEW ACCESS

Your application for *full planning permission (householder)* dated 02.12.1992 and received on 02.12.1992 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: 4/1542/92

Date of Decision: 26.01.1993

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. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: The site occupies a prominent position within the street scene and the choice of materials is most important in the interests of safeguarding the existing appearance of the locality.

3. Notwithstanding the details shown on Site Plan 4/1542/92FH, 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.

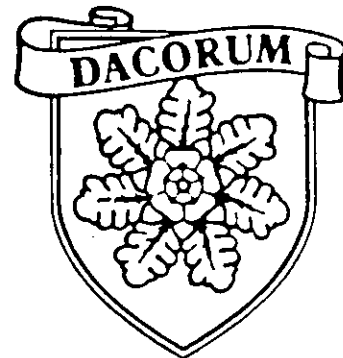
Reason: The site occupies a prominent position within the street scene and additional planting will be necessary to screen the two parking spaces coloured orange.

4. Notwithstanding the details shown on Site Plan 4/1542/925FH, this permission does not extend to the provision of the 2 parking spaces shown on the site plan in yellow.

Reason: There is adequate parking provision within the curtilage of the site to serve the extended dwellinghouse to accord with the Council's adopted parking standards. The provision of the spaces coloured yellow will therefore be unwarranted and by reason of their position will be visually intrusive within the street scene, to the detriment of the appearance of the dwellinghouse and its setting within the locality. The proposed hedge planting will fail to screen the parking area.

5. 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: The site occupies a prominent position within the street scene and the additional planting is necessary to screen the two parking spaces coloured orange which is in the long term interests of safeguarding the appearance of the locality.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1542/92

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6. 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 front and flank elevations of the extended dwellinghouse without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over future changes to the respective elevations of the extended dwellinghouse to -

a) Ensure that the integral garaging serving the extended dwellinghouse is always used for the purpose of parking and not additional accommodation. The loss of the garage will put increased pressure upon the use of the curtilage of the dwellinghouse to accommodate parking. The provision of such would be likely to be intrusive within the street scene on this prominent corner plot at the junction of Mountfield Road with Adeyfield Road.

b) Safeguard the privacy of a dwellinghouse located on the adjoining area of land, as coloured purple on the location plan and the subject of outline planning permission 4/1541/920L.

c) Safeguard the appearance of the street scene.

7. 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.

8. A 2.4 x 2.4m visibility splay shall be provided 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.

9. The development hereby permitted shall not be used otherwise than for purposes incidental to the enjoyment of 2 Mountfield Road as a dwellinghouse.

Reason: For the avoidance of doubt.

10. The bathrooms of the extension hereby permitted shall be permanently fitted with obscure glass.

Reason: In the interests of amenity.

11. This permission does not relate to the details of the "new house development" shown on the drawing entitled "artist impression".

Reason: For the avoidance of doubt.