

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1665/93

Mr & Mrs R Sawyer
87 Bedford Road
Barton-le-Clay
Beds

R A Quirk
27 Chartridge Lane
Chesham
Bucks
HP5 2JL

DEVELOPMENT ADDRESS AND DESCRIPTION
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11 Pancake Lane, Hemel Hempstead, Herts

DETACHED HOUSE AND GARAGE

Your application for *full planning permission* dated 13.12.1993 and received on 15.12.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.02.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1665/93

Date of Decision: 08.02.1994



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. 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: In the interests of the appearance of the dwellinghouse within the street scene and in accordance with the discussions with the appointed agent who has confirmed that the tiles will however be plain.

3. The ridge level of the dwellinghouse hereby permitted shall be no greater than 0.2 m above that of No.9 Pancake Lane, unless otherwise agreed in writing by the local planning authority.

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

4. 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.

5. A 2.4 x 2.4 m visibility splay shall be provided to each side of the access as measured from the back edge of the footpath into the curtilage of the dwellinghouse hereby permitted.

Reason: In the interests of highways safety.

6. The area hatched purple on Drawing No. 402 A.3 shall be surfaced to provide a parking/turning area before the first occupation of the dwellinghouse hereby permitted and thereafter this hatched area shall be permanently retained for the approved purposes.

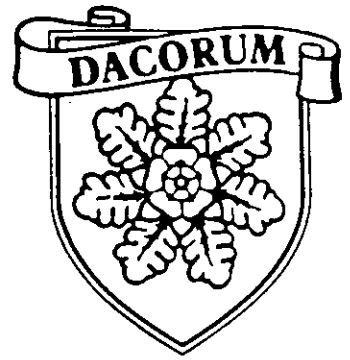
Reason: To ensure that there is adequate and satisfactory provision of off-street parking facilities.

7. A close boarded fence measuring 1.8 m in height shall be maintained along both parts of the common boundary between Nos. 9 and 11 Pancake Lane as shown by the orange line on Drawing No. 402 A.3 at all times, as from the date of the first occupation of the dwellinghouse hereby permitted.

Reason: To safeguard the residential amenity of No. 9 Pancake Lane at all times, the provision of the section of fencing labelled 'A' will safeguard privacy and reduce headlamp glare associated with the use of the garage. The retention of the section of fencing labelled 'A1' will safeguard the privacy of No.9 Pancake Lane.

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8. A 1.2 m larch lap fence between positions 'B' and 'C', as shown by the purple line and a 1.8 m larch lap fence between positions 'C' and 'D' as annotated on Drawing No. 402 A.3 as shown by a yellow line shall be provided before the first occupation of the dwellinghouse hereby permitted and thereafter retained at all times.

Reason: To safeguard the residential amenity of No. 15 Pancake Lane.

9. The first floor bathroom window (No.1) within the north eastern side elevation and coloured green on Drawing No. 402 A.3 and 402 A.4 shall be fitted with obscure glazing and shall be of a fixed type, and shall be permanently maintained in this condition unless otherwise agreed in writing by the local planning authority.

Reason: To permanently safeguard the privacy of No.15 Pancake Lane.

10. The first floor bathroom window (No.2) within the south western side elevation and coloured brown on Drawing Nos. 402 A.3 and 402 A.4 shall be fitted with obscure glass and shall be of a fixed type, and shall be permanently maintained in this condition unless otherwise agreed in writing by the local planning authority.

Reason: To permanently safeguard residential amenity.

11. 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 any part of the dwellinghouse without the prior express permission of the local planning authority.

Reason: To enable the local planning authority to retain control over future changes to the dwellinghouse in the interests of safeguarding the privacy of Nos. 9 and 15 Pancake Lane and to ensure that there is control over the future use of the integral garage in the interests of the appearance of the streetscene and highway safety as the front of the site should provide a turning area rather than solely a parking area.

12. 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: To maintain and enhance visual amenity.



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13. 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.

14. All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first rateable occupation of the development hereby permitted.

Reason: To ensure a satisfactory development.