

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF _____ DACORUM _____

IN THE COUNTY OF HERTFORD

To Mr and Mrs Abbotts Prudential Property Services
8 Manor Road Land and New Homes Division
Tring 20/22 Temple Street
Aylesbury

...One dwelling and double garage (Outline).....

at ...8. Manor Road, Tring.....

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1977, as amended, the development proposed by you in your outline application dated 28 October 1987..... and received with sufficient particulars on 4 November 1987..... and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) 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 .3. years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - (i) the expiration of a period of .5. years, commencing on the date of this notice.
 - (ii) the expiration of a period of .2. 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
- 3 The development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 24 June 1987 for detached garage and single storey rear and side extension to form self contained residential accommodation at 8 Manor Road, Tring. (Ref 4/0636/87) is at any time implemented.

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 197~~2~~, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. For the avoidance of doubt.
4. For the avoidance of doubt.
5. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
6. To maintain and enhance visual amenity.
7. To maintain and enhance visual amenity.
8. In the interests of highways safety.
9. In the interests of highways safety.
10. In the interests of highways safety.

Dated 30th day of December 19 87

Signed.....

Designation CHIEF PLANNING OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(3) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

Conditions (Cont'd)

4. The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:-

<u>Ref No</u>	<u>Development</u>	<u>Date of Permission</u>
4/0636/87	Detached garage and single storey rear and side extension to form self contained residential accommodation at 8 Manor Road, Tring	24 June 1987

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented.

5. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1986 there shall be no extension or alterations to the external appearance of the dwellinghouse hereby permitted at No 8 Manor Road and nor shall there be the placing, erection or of any building within the curtilages of the respective dwellings without the express written permission of the local planning authority.
6. The existing hedge on the south eastern and south western boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of the development.
7. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of the tree marked red on the approved plan and which is to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
8. 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.
9. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
10. The garage shall be set back a minimum of 5.5 m from the highway boundary.
11. Vehicular access shall be from Manor Road only as indicated on the approved plan.
12. The dwellinghouse hereby permitted shall not be occupied until the parking spaces and garage have been provided and a screen fence erected along the common boundary with No 8 Manor Road.

Reasons (Cont'd)

11. For the avoidance of doubt.
12. To ensure the adequate provision of off-street parking facilities and to ensure that privacy is maintained.

Dated 30th day of December 1987

Signed



Chief Planning Officer