

Dacorum Borough Council
Planning and Regeneration
The Forum
Marlowes
Hemel Hempstead
Herts HP1 1DN



MRS GRECO
23
PASTON ROAD
HEMEL HEMPSTEAD
HP2 5BA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00901/17/FUL

23 PASTON ROAD, HEMEL HEMPSTEAD, HP2 5BA
CONSTRUCTION OF THREE BEDROOM HOUSE

Your application for full planning permission dated 05 April 2017 and received valid on 08 May 2017 has been **GRANTED** subject to the conditions overleaf.

James Doe

Assistant Director Planning Development and Regeneration
Date of Decision Notice: 28 June 2017

CONDITIONS APPLICABLE TO APPLICATION: 4/00901/17/FUL

Date Decision Made: 28 June 2017
Date Decision Dispatched: 28 June 2017

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

170307-TG-23PR - PROPOSED GROUND FLOOR
170307-TG-23PR - PROPOSED FIRST FLOOR
170307-TG-23PR - PROPOSED LOFT PLAN
170307-TG-23PR - PROPOSED FRONT ELEVATION
170307-TG-23PR - PROPOSED REAR ELEVATION
170307-TG-23PR - PROPOSED SIDE ELEVATION
170307-TG-23PR - PROPOSED SECTION
170307-TG-23PR - PROPOSED LOCATION PLANS
170307-TG-23PR - PROPOSED SITE PLAN
170307-TG-23PR - PROPOSED LANDSCAPE PLAN

Reason: For the avoidance of doubt and in the interests of proper planning.

- 4 The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on Drawing No. 170307-TG-23PR shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved. Arrangements shall be made for surface water from the site to be intercepted and disposed off separately so that it does not discharge into the highway.**

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

- 5 Pedestrian visibility splays of 2 m x 2 m shall be provided before any part of the development is first brought into use, and they shall thereafter be maintained, on both sides of the entrance to the site, within which there shall be no obstruction to visibility between 600 mm**

and 2 m above the carriageway.

Reason: In the interests of highway safety.

Article 35:

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

You have the right to appeal against Conditions attached to Planning Permission

The period for appeal is six months from the date of the Decision Notice.

Appeals are dealt with by the Planning Inspectorate. Appeal forms are available from The Planning Inspectorate, Environment Appeals Team, 3/06 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN 0303 444 5000

email: enquiries@planninginspectorate.gsi.gov.uk

Appeal forms and guidance can be downloaded from the Planning Inspectorate's web-site: www.planning-inspectorate.gov.uk

Online appeals support

email: pcs@pins.gsi.gov.uk

Community Infrastructure Levy (CIL)

Dacorum Borough Council is a Charging Authority under the CIL Regulations 2010 (as amended) It is your responsibility to submit information to the Council that will enable it to determine whether your development may be CIL liable. You should do this through the submission of a CIL Additional Information Form to the Strategic Planning and Regeneration (Infrastructure) Officer, Civic Centre, Marlowes, Hemel Hempstead or by email to cil@dacorum.gov.uk within the next 7 days. If you fail to provide this information we will make assumptions on your CIL charges based on the information provided. This may result in higher charges being applied to your site and delay in the implementation of your planning permission.

It is in your interest to follow the procedures set out in the CIL Regulations 2010 (as amended) in order to establish an appropriate charge and prevent the inclusion of surcharges on future Liability Notices.

If you have already submitted the CIL Additional Information form to the Council as part of the planning application process the Borough Council's

Strategic Planning and Regeneration (Infrastructure) Officer and have been advised that the scheme is liable you will be sent a draft Liability Notice in due course.

The CIL Additional Information form and other CIL forms can be located at: www.dacorum.gov.uk/home/planning-development/planning-applications/app

You can find out more about CIL and its implications at www.dacorum.gov.uk/cil or by contacting either Robert Freeman (01442 228663) or Heather Overhead (01442 228083)

Creating a New Postal Address

Please be advised that if you are creating a new commercial or residential postal address you must notify Dacorum Borough Council, Address Management Department at commencement of works. This can be done on line at

<http://www.dacorum.gov.uk/home/planning-development/street-naming-and-n> or by email at address.management@dacorum.gov.uk

Purchase Notices

If either the Borough Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development or works that have been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990 and Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensation

In certain circumstances, compensation may be claimed for the Borough Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of an application to him. These circumstances are set out in Parts VI and VIII and related provisions of the Town and Country Planning Act 1990 and Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Building Regulations

This decision notice is not an approval under the Building Regulations, for which separate application may be required. Further information can be obtained from the Building Control Service Unit (01442 228587).

Control of Pollution Act

When arranging building works both the employer and the builder are responsible for works being undertaken within the hours of construction of the Control of Pollution Act 1974:

<https://www.dacorum.gov.uk/home%5Cenvironment-street-care/environmental-health/n>

This application was supported by the following:

- 170307-TG-23PR - PROPOSED GROUND FLOOR
- 170307-TG-23PR - PROPOSED FIRST FLOOR
- 170307-TG-23PR - PROPOSED LOFT PLAN
- 170307-TG-23PR - PROPOSED FRONT ELEVATION
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