



Memo.

Date: 19th February 2010
To: Planning
Cc: -
From: Miriam Hill
Subject: S6/2009/2677/FP – 67 The Ridgeway, Cuffley
Erection of new detached dwelling

The site is currently a domestic dwelling with associated gardens and is located on a busy rural road.

There are currently no trees within the boundary of the front garden and any trees to the rear are not visible over the house. There are large, mature oak trees on the back verge of The Ridgeway, owned by Herts. Highways and protected by a Tree Preservation Order. This back verge is narrow but an important part of the road, especially as it provides an area for the tree roots. During the build no vehicles should be parked on it, no materials or skips stored on it.

Although I could not find any mention of proposed landscaping etc I would assume that the new house will have a new landscaped garden and parking area to the front. As the frontages can have an important impact on the area it would be reasonable to request that these plans be submitted to the Council for approval. The design should strike a balance between the need to park cars off the busy road and also reduce or soften the impact of the house from the road. I would expect these plans to include the details of the front boundary.

I recommend that should permission be granted conditions be that

- The landscape plans for the front garden and boundary be submitted to the Council

for approval. This should included species, size of planting material, number or density.

- During the development the back verge of The Ridgeway should not be used as an area to store materials or skips or park vehicles.

I hope that these comments are clear and that if you need anything further then please contact me.