

PLANNING STATEMENT

Land South West of and Adjacent to Lodge
Court, Turnpike Lane, Ickleford, Hertfordshire

Discharge of planning conditions in respect
of planning permission 24/02563/S73–
Variation of condition 2 (revised plans) of
planning permission 24/01031/S73 granted
for erection of eight dwellings comprising of
3 pairs of semi-detached dwellings (6 x 3-
bed) and two detached 4-bed dwellings
including integral garages (plots 1 and 8)
with a new access spur from the Lodge
Court, on-site parking, landscaping.



PHASE 2

Quality Assurance

Site Name	Land South West of and Adjacent to Lodge Court, Turnpike Lane, Ickleford, Hertfordshire
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Our Ref	C24063
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Client Name	Troy Homes Ltd
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Type of Report	Planning Statement
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Author	Initials	Date
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1. Introduction

- 1.1 This Planning Statement has been prepared by Phase 2 Planning and Development Ltd on behalf of Troy Homes Ltd, hereafter referred to as the Applicant, in support of an application to discharge planning conditions following the grant of planning permission ref: 24/02563/S73.
- 1.2 The application seeks the approval of the following planning permission imposed upon the grant of planning permission:
- 15 – Details of Bin Stores

2. Condition Details

- 2.1 Full planning permission has been secured for the construction of 8 dwellings, alongside associated development. The description of the proposed development was as follows:

"Variation of condition 2 (revised plans) of planning permission 24/01031/S73 granted for erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6 x 3-bed) and two detached 4-bed dwellings including integral garages (plots 1 and 8) with a new access spur from the Lodge Court, on-site parking, landscaping."

- 2.2 The permission includes 20 conditions. Those relevant to the submission of this Discharge of Condition application are as detailed below:

Cond No.	Condition Wording	Author	Document(s)
15	Prior to the first occupation of the development hereby permitted, bin stores are to be provided in the side / rear garden of all the houses. The details of the bin stores are to be submitted to and agreed in writing by the LPA and only the approved details are to be installed on site.	CHBC Architecture	Refuse Strategy Plan (ref: 'TH152_A_S_XX_002 Rev T1')

3. Conclusion

- 3.1 This application seeks the approval of condition 15 imposed upon the grant of planning permission reference 24/02563/S73.
- 3.2 The supporting documentation demonstrates that the proposed details are acceptable taking into account all considerations. However, should the Council require any further clarification or details, please contact this office.

