

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0005/92

Crest Homes (Eastern) Ltd
Crest House, Mark Road,
Hemel Hempstead
Herts

R M Kerrison
c/o Crest Homes Ltd
Crest House, Mark Road,
Hemel Hempstead
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

r/o 23-31 Wood Lane End, Hemel Hempstead.

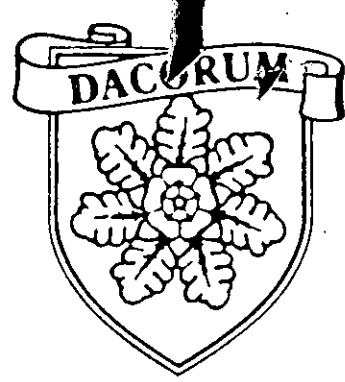
12 DETACHED DWELLINGS AND ACCESS ROAD (MODIFIED PLAN)

Your application for *full planning permission* dated 06.01.1992 and received on 06.01.1992 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 29.01.1992

(encs. - Conditions and Notes).



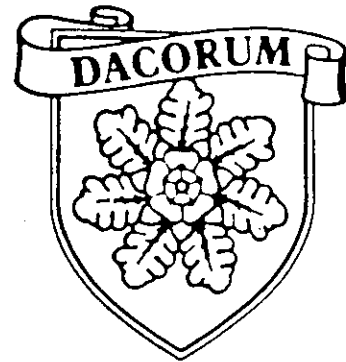
CONDITIONS APPLICABLE
TO APPLICATION: 4/0005/92

Date of Decision: 29.01.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The external walls and roofs of the development hereby permitted shall be constructed and finished in accordance with the schedule of materials submitted with planning application no. 4/0005/92.
3. The development hereby permitted shall not be occupied until the access road indicated on planning permission 4/1809/88 dated 10 November 1988 has been constructed to the satisfaction of the local planning authority.
4. All planting, seeding or turfing comprised in the details of landscaping shown on Plan No. 4/0005/92 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.
5. No development shall take place until the fencing and boundary treatment shown on Drawing No. CH176//91.01 shall have been provided on all the boundaries of the site, and these fences shall thereafter be maintained.
6. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority.

(Note: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's document: Sewers for Adoption - A Design and Construction Guide for Developers).
7. All driveways shall be a minimum of 5 m in length.
8. The footway shall be a minimum of 2 m in width.
9. Protective fencing shall be erected 6 m away from the NW boundary along its full length.

Continued



Conditions Applicable to Application 4/0005/92 Cont'd.

10. The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

11. Windows in the side elevation of houses on Plots 8 and 9 facing the rear garden of 21 Wood Lane End shall be permanently fitted with fitted obscure glazing.
12. Notwithstanding the provisions of the Town and Country General Development Order 1988, or any amendments thereto, no windows or other openings shall be inserted at first floor level or above, or in the roof slope, on the western side elevations of the houses on Plots 8 and 9.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. In the interests of highways safety.
4. To maintain and enhance visual amenity.
5. In the interests of amenity.
6. To ensure proper drainage of the site.
7. In the interests of highways safety.
8. In the interests of highways safety.
9. In order to protect existing trees on the site.
10. To ensure the safe, economic, durable, attractive and proper development of the estate.
11. To safeguard the residential amenity of the area.
12. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.