

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0043/95

Mr & Mrs P Timmis
Cherry Trees
Shootersway Lane
Berkhamsted
Herts

Scandia Hus Ltd
Crown Lodge
Cantelupe Road
East Grinstead
N Sussex

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adjacent Cherry Trees, Shootersway Lane, Berkhamsted

DETACHED DWELLING & GARAGE.

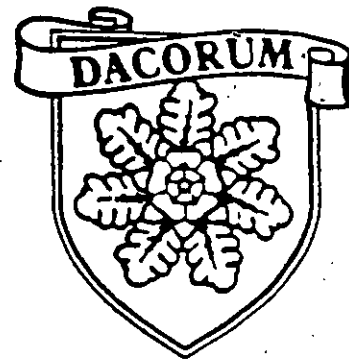
Your application for *full planning permission* dated 19.01.1995 and received on 23.01.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 01.09.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0043/95

Date of Decision: 01.09.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on the approved plan the proposed access shall be constructed in the position shown coloured yellow on drawing No. 31822/01B.

Reason: In the interest of safeguarding the principle trees on the site.

4. No work shall commence on the development hereby permitted until full details of the measures for the protection of those existing trees which are to be retained shall have been submitted to and approved by the local planning authority. Such measures shall include the erection of protective fencing along the line coloured green on approved drawing No. 31822/01B and formation of a temporary construction access in accordance with British Standard 5837 and the protective fencing shall be erected and temporary access formed in accordance with the approved details prior to the commencement of any other works.

Reason: To safeguard the trees on the site in the interest of the amenity of the area.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0043/95 (Cont...)

Date of Decision: 01.09.1995

6. All planting, seeding or turfing comprised in the approved details of landscaping, 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.

Reason: To maintain and enhance visual amenity.

7. A 2.5 m x 2.5 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.

Reason: In the interests of highways safety.

