

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0097/94

Wimpey Homes Holdings Ltd
250 Toddington Road
Luton
Beds
LU4 9EE

DEVELOPMENT ADDRESS AND DESCRIPTION
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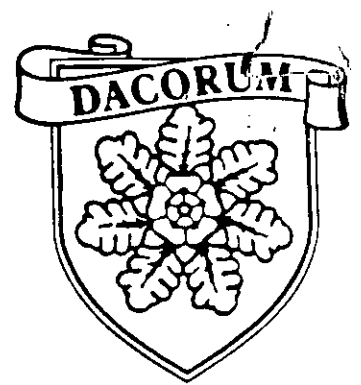
Ex Water Board Site (North West Part), Adeyfield Road, Hemel Hempstead
54 DWELLINGS AND ACCESS ROADS

Your application for *full planning permission* dated 25.01.1994 and received on 26.01.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 28.04.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0097/94

Date of Decision: 28.04.1994

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: In the interests of the visual amenity of the locality.

3. The garages shown on Drawing No. 123/01/Rev A layout plan shall be of the same design as the garages approved under planning permission 4/0780/93RM unless alternative details are submitted to and approved in writing by the local planning authority.

Reason: In the interests of the visual amenity of the locality and for the avoidance of doubt.

4. The dwellinghouses hereby permitted shall not be occupied until all the details of the highway layout which are the subject of outline planning permission 4/1680/90 and planning permission 4/0780/93RM and relate to the area edged green, are provided in accordance with retrospective approved plans, unless otherwise agreed in writing by the local planning authority.

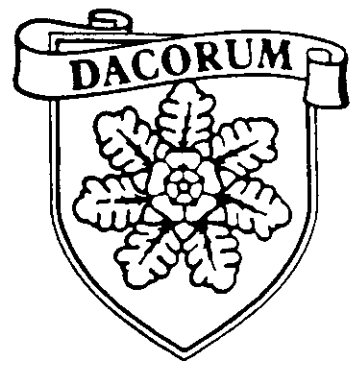
Reason: In the interests of ensuring that the appropriate standard of highway infrastructure is provided to serve the development in a coordinated manner, in the interests of highway safety given that this development is linked to that approved under the respective planning permissions.

5. No dwellinghouse hereby permitted shall be occupied until the roads and associated parking provision serving the particular unit shall have been provided to the satisfaction of the local planning authority.

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

6. The sight lines shown on drawing No. 123/01/Rev.A shall be provided before any of the dwellinghouses served by the respective roads are occupied and there shall be no obstruction to visibility between 600 mm and 2.0 m above either the adopted carriageway or private road level, as applicable.

Reason: In the interests of highways safety.



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7. Reversing splays measuring 2.4 m x 2.4 m to the parking spaces, where applicable shall be provided at all times within which there shall be no obstruction to visibility between 600 mm and 2.0 m above either the adopted carriageway or private road level, as applicable.

Reason: In the interests of highways safety.

8. No pedestrian or vehicular access link shall be formed between the site and its south western boundary.

Reason: a) In the interests of crime prevention, b) In order to safeguard the adjoining wooded area which is of high visual quality and of nature conservation interest.

9. 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.

10. Before commencement of any development within 10 m of the north western and south western boundaries of the site, with the exception of the erection of boundary fencing, a scheme shall be agreed in writing with the local planning authority to show the necessary protective measures which shall be provided to safeguard the perimeter vegetation which is hatched on Drawing No. 123/01/Rev.A and to be permanently retained.

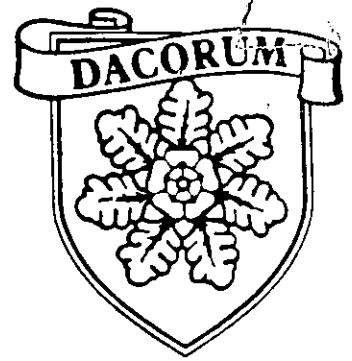
Reason: To safeguard existing vegetation which makes a valuable contribution to the visual and residential amenity of the locality and which may be likely to be otherwise damaged during constructional works.

11. Details submitted as part of the landscaping scheme shall include the type and surfacing of all parking areas adjoining the north western common boundary of the site with the rear gardens in Seymour Crescent.

Reason: a) In the interests of safeguarding existing vegetation which makes an important contribution of the visual and residential amenity of the locality, b) For the avoidance of doubt, c) In the interests of the visual and residential amenity of the locality.

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12. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in then first planting and seeding seasons following the occupation of any of the dwellings; and any trees or plants which within a priod 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.

13. Details submitted as part of the landscaping scheme shall include management details of the communal planting areas shown hatched red on Drawing No. 123/01/Rev.A, and shall differentiate between adopted highway areas and private gardens on other parts of the site.

Reason: To maintain and enhance visual amenity.

14. The boundaries of the site between Points 'A' and 'H' as identified on Drawing No. 123/01/Rev.A shall be permanently provided with the fencing details as shown on the approved plan relating to planning permission 4/0780/93RM.

Reason: a) To safeguard the residential amenity of existing dwellinghouses, b) For the avoidance of doubt, c) In the interests of the security of existing dwellinghouses and the Water Board buildings.

15. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no development within the residential curtilage of Plot Nos. 9,10,12,20,27,28,29,30,48,49,50,51,52,53 and 54, under Article 3 Schedule 2 Part 1 or development under Part 2 Classes A and B without the express written permission of the local planning authority.

Reason: a) To safeguard the residential amenity of the dwellinghouses adjoining some of the plots, b) To safeguard existing vegetation on the perimeter of the site.

16. The rear accessways shown on Drawing no. 123/01/Rev.A shall be permanently fitted with security devices in accordance with the details approved under Planning Permission 4/0780/93RM.

Reason: To meet the Secure-By Design standards for crime prevention.



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17. This permission is an alternative to the development approved under references 4/1602/88 and 7/0780/93RM (land edged green and pink on Drawing Nos. G:123/02 and G:123/01/A) in respect of the land edged pink and shall not be implemented if any part of the development approved under references 4/1602/88 and 4/0780/93RM is carried out.

Reason: For the avoidance of doubt, as the development hereby permitted is an alternative to that approved under 4/1602/88 and 4/0780/93RM, in respect of the land edged pink on Darwing No. G:123/02.