

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0283/95

S Wharton
Wilton Lodge
Felden Lane
Hemel Hempstead
Herts

Penton Smart and Grimwade
8 Spicer Street
St. Albans
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land at Wilton Lodge, Felden Lane, Hemel Hempstead

TWO DETACHED DWELLINGS

Your application for *outline planning permission* dated 08.03.1995 and received on 09.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 24.05.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0283/95

Date of Decision: 24.05.1995

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

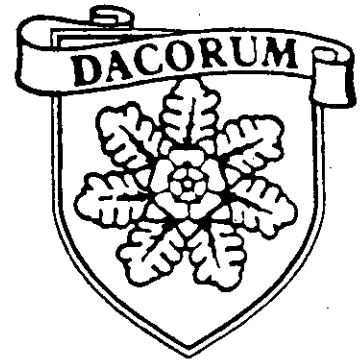
3. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) garaging and parking facilities;
 - (c) refuse collection and general storage arrangements;
 - (d) boundary treatment;
 - (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

4. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 3 hereof shall have been provided:

Reason: To ensure a satisfactory development.





CONDITIONS APPLICABLE
TO APPLICATION: 4/0283/95

Date of Decision: 24.05.1995

5. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

6. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

7. The means of access to the development shall have a minimum sight line of 2.5 x 90 m in both directions and the access and sight lines shall be provided prior to the commencement of the development.

Reason: In the interests of highways safety.

8. The two dwellings hereby approved shall be single storey.

Reason: To safeguard the residential amenity of the area and for the avoidance of doubt.

