

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0328/92

Mr & Mrs S Flack
51 Green Lane
Bovingdon
Herts

Derek Kent & Associates
Great Wheelers Barn
The Green
Sarratt
Herts
WD3 6BJ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj: 51 Green Lane, Bovingdon

DETACHED DWELLING & GARAGE

Your application for *full planning permission* dated and received on 19.03.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 14.05.1992

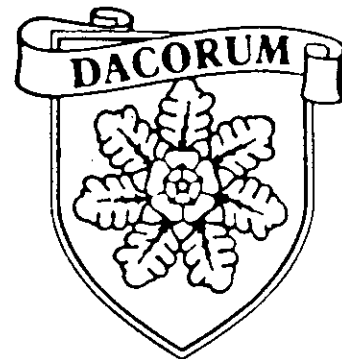
(encs. - Conditions and Notes)

CONDITIONS APPLICABLE
TO APPLICATION: 4/0328/92

Date of Decision: 14.05.1992



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. 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.
3. The development shall not be brought into use until proposed access has been constructed and the footway/verge has been reinstated to the current specification of Hertfordshire County Council and the local planning authority.
4. A 2.4 m x 2.4 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.
5. The development shall not be brought into use until a properly consolidated and surfaced turning space for cars has been provided within the curtilage of the site.
6. The windows coloured yellow on Plan No. 280/02 (4/0328/92FL) shall be fitted with obscure glazing, and shall not be replaced with clear glazing without the prior written consent of the local planning authority.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no further windows or other openings shall be formed in either the north-east or south-west elevations of the building hereby permitted without the express written permission of the local planning authority.
8. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall cover planting on the land edged red and blue on Drawing No. 280/01, 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. In particular, the scheme of landscaping shall provide for planting along the new rear boundary of 51 Green Lane and the boundary with Willow House.
9. 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.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0328/92

Date of Decision: 14.05.1992

10. No work shall be started on the development hereby permitted until details of the proposed garage shall have been submitted to and approved by the local planning authority.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-4 In the interests of highways safety.
5. To ensure that vehicles may enter and leave the site in forward gear.
6. In the interests of amenity.
7. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- 8-9 To maintain and enhance visual amenity.
10. To ensure a satisfactory development.