

Dacorum Borough Council Planning Department

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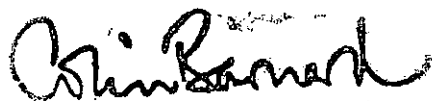
MR & MRS DOYLE
WESTOE
51 STATION ROAD
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HP23 5NW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00448/99/OUT

WESTOE, 51 STATION ROAD, TRING, HERTS, HP235NW
DETACHED DWELLING

Your application for outline planning permission dated 09 March 1999 and received on 15 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 27 May 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00448/99/OUT

Date of Decision: 27 May 1999

1. Approval of the details of the siting, design and external appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any

equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. The dwelling shall not be occupied until the service road which provides access to it has been constructed in accordance with Drawing No. DOY/House/9902/01.

Reason: To ensure a satisfactory appearance to the development.

6. The access road hereby permitted shall be constructed in accordance with plans, sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site.

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E and F.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

8. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition 1 above shall include details of protective fencing around the boundary hedges and other trees within the site covered by a Tree Preservation Order. The provisions of Condition 4(c) above shall apply to the hedges and trees referred to above.

Reason: In order to ensure that damage does not occur to the trees and hedges during building operations.