

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



J W SAMSON
255 SUNDERLAND ROAD
SOUTH SHIELDS
TYNE & WEAR
NE34 6AL

MR A P WILTON
TREETOPS
69 KINGS ROAD
BERKHAMSTED
HERTS
HP4 3BP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00569/00/OUT

ADJ. TREETOPS, 69 KINGS ROAD, BERKHAMSTED, HERTS, HP4 3BP
CONSTRUCTION OF ONE DWELLING (OUTLINE)

Your application for outline planning permission dated 27 March 2000 and received on 27 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 22 June 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00569/00/OUT

Date of Decision: 22 June 2000

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto 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. 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 and D.

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.

5. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed on the north west elevation of the dwelling hereby permitted.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

6. The plans and particulars submitted in accordance with condition 1 above shall include details of the specification and position of fencing for the protection of the existing hedges on the north west and north east of the application site.

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

7. The erection of fencing for the protection of the hedges on the north west or north east boundaries 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.

8. The details of landscaping approved under Condition 1 shall be carried out prior to the occupation of the dwelling hereby permitted or in accordance with a programme agreed in writing with the local planning authority.

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

9. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

10. Details submitted in accordance with Condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

11. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with Condition 10 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

12. The development hereby permitted shall not be occupied until the access from Kings Road shall have been widened to 4.1 m for the first 15 m back from the edge of the carriageway.

Reason: In the interests of highway safety.