



PLANNING

MR D BATCHELOR
BAYROSE
VICARAGE ROAD
WIGGINTON
TRING, HERTS
HP23 6DY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00654/97/FUL
DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDING AND
CONSTRUCTION OF 4 BEDROOMED HOUSE WITH ATTACHED DOUBLE
GARAGE (AMENDED PROPOSALS)
BAYROSE, VICARAGE ROAD, WIGGINTON, TRING, HERTS, HP236DY

Your application for full planning permission dated 28 April 1997 and received on 29 April 1997 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read "G. R. B. Smith".

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 26 June 1997.

CONDITIONS APPLICABLE TO APPLICATION: 4/00654/97/FUL

Date of Decision: 26 June 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development.

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

3. 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development falling within Classes A, B, C or E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

5. The development hereby permitted shall be constructed in Redland Grovebury Farmhouse Red roof tiles, H G Matthews Light Multi bricks and white painted render or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

6. The existing dwelling shown on Drawing Number AZ-001 to be demolished shall be demolished within one month of the first residential occupation of the replacement dwelling hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local plan.

Recommendation: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

3. 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.

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