

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0657/92

B Steers
18 Meadow Close
Tring
Herts

A E King
Osborne Lodge
Wick Road
Wigginton
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land Adj: 112 Miswell Lane, Tring,

TWO DETACHED HOUSES

Your application for *full planning permission* dated 28.05.1992 and received on 01.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

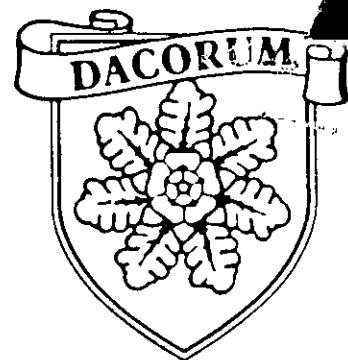
Director of Planning.

Date of Decision: 16.07.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0657/92

Date of Decision: 16.07.1992



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 developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
4. A 2.4 m x 2.4 m visibility splay shall be provided each side of each access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
5. Sight lines of 2.4 m x 35 m shall be provided in each direction from each access within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
6. The integral garages shall be set back a minimum of 5.5 m from the highway boundary, and shall not be used primarily for any purpose other than the parking of vehicles incidental to the enjoyment of the dwellinghouses.
7. The existing hedge on the south east boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension, addition or openings to the buildings hereby permitted without the express written permission of the local planning authority.
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: 4/0657/92

Date of Decision: 16.07.1992

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-4-5 In the interests of highways safety.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities. In the interests of highway safety.
- 7-9 To maintain and enhance visual amenity.
8. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.