

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0674/93

Crest Homes (Eastern) Ltd  
Crest House  
Mark Road  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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Osmington School, Okeford Drive, Tring

10 DETACHED HOUSES WITH GARAGES AND A NEW ACCESS

Your application for *full planning permission* dated 05.05.1993 and received on 07.05.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

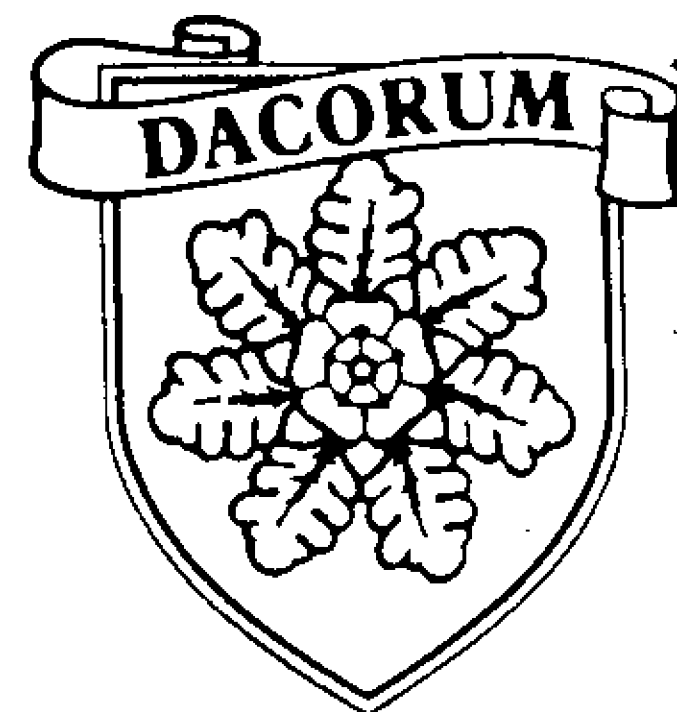
Director of Planning

Date of Decision: 09.09.1993

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0674/93

Date of Decision: 09.09.1993



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be constructed in accordance with the schedule of materials dated 9 September 1993 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. 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.

Reason: To maintain and enhance visual amenity.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no openings formed within the north eastern flank elevation of unit 6 or unit 7 without the express written permission of the local planning authority.

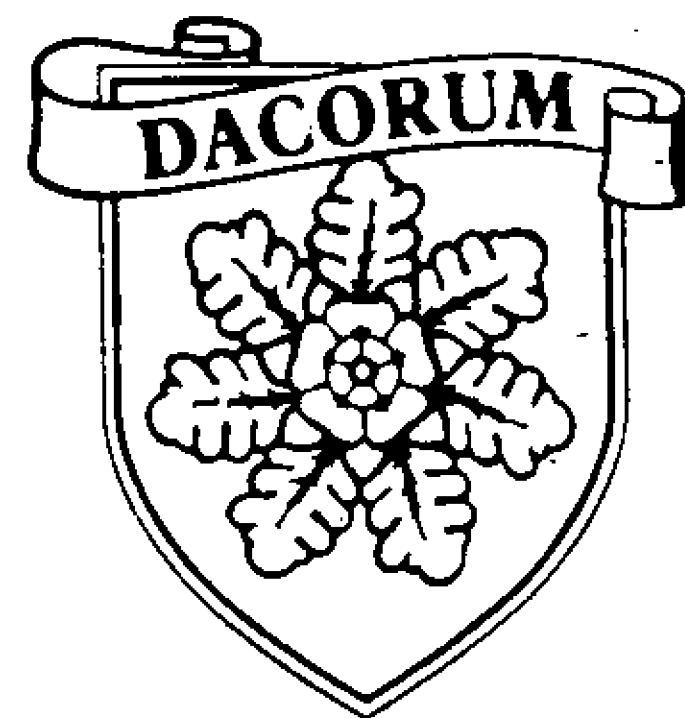
Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

5. The south western boundary fence shall be 1.2 m high castellated close boarded on oak posts or such other fencing as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory development.

6. No works shall be started on the development hereby permitted until the protective fencing detailed on Drawing No. CG 224.01 Rev. C shall have been provided, and this fencing shall be retained on the site until the completion of the development.

Reason: In the interests of protecting the preserved trees.



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7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan CH 224.01 Rev C shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

8. The developer shall construct the crossovers 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 these accesses have been so constructed.

Reason: In the interests of highways safety.

- (9) Sight lines of 2.4 m x 35 m shall be provided in each direction at the junction of the new estate road with Okeford Drive within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

- (10) The gradient of the driveways shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.

Reason: In the interests of highways safety.

- (11) The kerb radii of the new estate road shall be 6 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

- (12) The new estate road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire". (Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

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