

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0741/92

Mr & Mrs D Joyner
2 Brook Close
Aston Clinton
Bucks

Mr A E King
Osborne Lodge, Wick Road
Wigginton
Tring

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

Plots 7&8, L/Adj The Conifers, Graemesdyke Rd, Berkhamsted.

DETACHED DWELLING

Your application for *full planning permission* dated 12.06.1992 and received on 17.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.07.1992

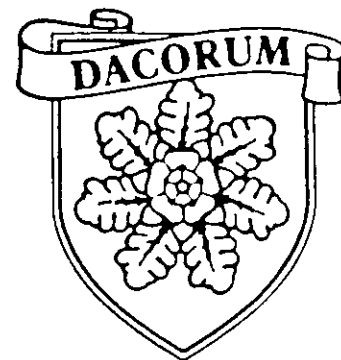
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0741/92

Date of Decision: 22.07.1992

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. The development hereby permitted shall be constructed in the materials stated on Drawing No. DJ101A or such other materials as may be agreed in writing with the local planning authority.
3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
4. 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.
5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. DJ103A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) no development under Schedule 2 Part 1 Classes A, B, C, D and E shall take place without express planning permission.
7. Prior to occupation of the development hereby permitted, the boundary fences, walls, hedges or other means of enclosure shall be constructed/planted in accordance with details shown on Drawing No. DJ103A and under condition No. 5 above, and thereafter retained in accordance with these details.
8. 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.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0741/92

Date of Decision: 22.07.1992

9. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
10. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
11. The gradient of the driveway shall not be greater than 1 in 10 anywhere on the site.
12. No work shall be started on site until protective fencing has been erected around the trees on the north-east side of the proposed house that are subject to a Tree Preservation Order. This fencing shall consist of a scaffold framework with plywood or boards, as specified in BS 5837 (section 8.2), and shall remain in position until the completion of the development.

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. To maintain and enhance visual amenity.
5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
6. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
7. To ensure a satisfactory development.
- 8-11. In the interests of highways safety.
12. To ensure the satisfactory protection of these important trees.