



PLANNING

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Applicant:

KINGSWAY HOMES
2 GREGORIES ROAD
BEACONSFIELD
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00746/97/FUL

MARLIN END, SHOOTERSWAY, BERKHAMSTED, HERTS, HP4 3NJ
DEMOLITION OF EXISTING HOUSE AND OUTBUILDINGS, ERECTION OF 5
HOUSES AND NEW ACCESS

Your application for full planning permission dated 10 May 1997 and received on 12 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 February 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00746/97/FUL

Date of Decision: 12 February 1998

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials and trees to be retained.

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

4. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

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

5. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

6. The trees shown for retention on the approved Drawing No. 721/P/1D shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

Reason: In order to ensure that damage does not occur to the trees during building operations.

7. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 721/P/1D.

Reason: In order to ensure that damage does not occur to the trees during building operations.

8. The plans and particulars submitted in accordance with condition 3 above shall include:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraph (c) below applies;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

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

9. 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, D, E, F, and G
Part 2 Classes A, B and C.**

Reason: To ensure a satisfactory development.

10. 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) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings and they shall not be converted or adapted to form living accommodation.

Reason: To ensure the proper provision of off-street parking.

11. 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.

Reason: To ensure a satisfactory development.

12. Sight lines of 2.5 m x 90 m shall be provided in each direction at the junction of the site access with Shootersway within which there shall be no obstruction to visibility between 600 mm and 2m above carriageway level.

Reason: In the interests of highway safety.

13. The development hereby permitted shall not be occupied until the access road and turning space shall have been provided in accordance with the details shown on Drawing No. 721/P/1D.

Reason: To ensure a satisfactory development.