

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0780/93

Cala Homes (South) Ltd
Leamington Court
Newfound
Basingstoke
Hants

Omega Partnership Ltd
Glenavon House
39 Common Road
Claygate Surrey
KT10 0HG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ex Water Co Land, Adeyfield Road, Hemel Hempstead

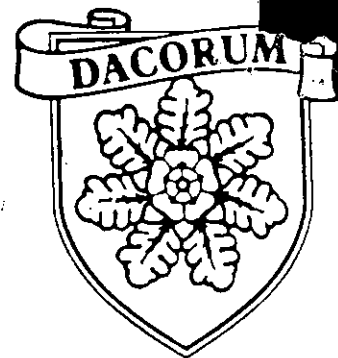
SUBMISSION OF RESERVED MATTERS PURSUANT P/P 4/1602/88 (RESIDENTIAL DEVELOPMENT
120 HOUSES PARKING & ACCESS ROAD)

Your application for *full planning permission* dated 01.06.1993 and received on
03.06.1993 has been *GRANTED*, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 07.10.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0780/93

Date of Decision: 07.10.1993

1. This approval of reserved matters does not relate to landscaping of the site, with the exception of the perimeter boundary fencing shown on Drawing No. 426/01F.

Reason: For the avoidance of doubt and in the interests of the residential and visual amenity of the locality.

2. Before commencement of any development within 10 metres of the north western and south western boundaries of the site, with the exception of the erection of boundary fencing, a scheme shall be agreed in writing with the local planning authority to show the necessary protective measures which shall be provided to safeguard perimeter vegetation.

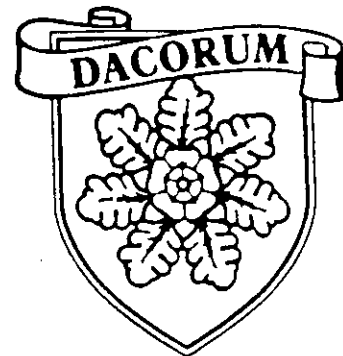
Reason: To safeguard existing vegetation which makes a valuable contribution to the visual and residential amenity of the locality and which may be likely to be otherwise damaged during constructional works.

3. Details submitted as part of the landscaping scheme shall include the type surfacing all parking areas adjoining the north western common boundary of the site with the rear gardens in Seymour Crescent and the scheme shall be submitted within 3 months of this approval.

Reasons:

- (a) In the interests of safeguarding existing vegetation which makes an important contribution to the visual and residential amenity of the locality.
 - (b) For the avoidance of doubt.
 - (c) In the interests of the visual and residential amenity of the locality.
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 any of the dwellings; 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.



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9. No pedestrian or vehicular access link shall be formed between the site and its south western boundary.

Reasons:

- (a) In the interests of crime prevention.
- (b) In order to safeguard the adjoining wooded area which is of high visual quality and of nature conservation interest.

10. Sight lines shall be provided fully in accordance with the details shown on Drawing No. 426/01F and within the sight lines there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level and where applicable, 2.4 m x 2.4 m reversing splays to parking spaced onto the highway shall be provided at all times.

Reason: In the interests of highways safety and for the avoidance of doubt.

11. No dwellinghouse hereby permitted shall be occupied until the parking provision associated with it shall have been provided to the satisfaction of the local planning authority.

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

12. This permission does not relate to the provision of the use of the rumble strips/speed ramps referred to on Drawing No. 426/01F.

Reasons:

- (a) In the interests of highways safety.
- (b) For the avoidance of doubt.
- (c) The position of the speed ramps/traffic calming measures has not yet been agreed by the Council.

13. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no extensions or alterations to any of the dwellinghouses hereby permitted without the express written permission of the local planning authority.

Reasons:

- (a) Since the grant of outline planning permission 4/1602/88, the Council's Environmental Guidelines have been introduced within the Development Plan. The local planning authority has agreed with the Applicant that the restriction of permitted development rights would enable additional control to be exercised over development in the interests of safeguarding the long term appearance of this housing area and the residential amenity of the new dwellings.

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5. Details submitted as part of the landscaping scheme shall include the management of communal planting and differentiate between adopted highway areas, perimeter buffer planting and communal planting areas under the control of the management company and private gardens.

Reason: In the interests of the long term appearance of this residential locality, the principles of which have already been agreed by the local planning authority as shown by Drawing No. 426/01C in colour.

6. The development shall be completed in accordance with the materials schedule received on 20 August 1993, subject to the written agreement of the local planning authority with regard to the materials to be used for garages.

Reason: In the interests of the visual and amenity of the locality and for the avoidance of doubt.

7. Notwithstanding the details shown on Drawing No. 426/01F, the boundary treatment between the rear of 215 Windmill Road and the access road as marked 'A' to 'B' shall comprise of 1.8 m close boarded fencing, as measured from the ground level of the gardens and as part of the landscaping scheme as referred to in Condition 3, details of planting alongside the fencing shall be submitted to and approved in writing by the local planning authority.

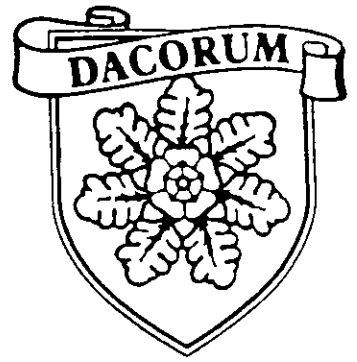
Reasons:

- (a) To safeguard the residential amenity of the area.
- (b) In the interests of the visual and residential amenity of the locality.
- (c) In the interests of the security of dwellings in Windmill Road.

8. The perimeter fencing and walls shown on Drawing No. 426/01F and referred to by Condition 7 shall be provided before the commencement of part of the development hereby approved and thereafter permanently retained unless otherwise agreed in writing by the local planning authority.

Reasons:

- (a) To safeguard the residential amenity of existing dwellinghouses.
- (b) For the avoidance of doubt.
- (c) In the interests of the security of existing dwellinghouses and the Water Board buildings.



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(b) To safeguard the residential amenity of dwellinghouses within Windmill Road, in particular those dwellings facing toward Plot 104 where the creation of openings within the south eastern flank wall will be likely to cause a loss of privacy due to overlooking from the first floor.

14. There shall be no openings within the south eastern flank wall above 3 m or within the roof of the dwellinghouse on Plot 104 unless otherwise agreed by the local planning authority.

Reasons:

(a) In order to safeguard the privacy of nearby existing dwellinghouses in Windmill Road. The provision of openings above the specified level are likely to cause a loss of privacy unless of a fixed type and fitted with obscure glass.

(b) For the avoidance of doubt.

15. The north east-south west ridge level of the dwellings on Plots 111-115 inclusive shall be no higher than those of the existing dwellinghouses within Windmill Road to the south west unless otherwise agreed by the local planning authority and details of the rear elevation of this block shall be submitted to and approved by the local planning authority before commencement upon its construction.

Reason: To safeguard the residential amenity of nearby existing dwellings in Windmill Road; see letter received from OPL on 28 July 1993.

16. The north east-south west ridge level of the dwelling on Plot 104 shall be no higher than those of the existing dwelling to south west in Windmill Road unless otherwise agreed by the local planning authority and details of its south western elevation shall be submitted to and approved by the local planning authority before commencement upon its construction.

Reason: To safeguard the residential amenity of nearby existing dwellings in Windmill Road.

17. This permission does not relate to the approval of the drainage requirements of the National Rivers Authority.

Reason: For the avoidance of doubt, given that negotiations between the National Rivers Authority and the applicant are continuing in an area where controls are necessary in an area where drainage problems have been observed by local residents.