

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0798/94

Mr P Holliday  
Orchard House  
Knights Orchard  
Hemel Hempstead  
Herts HP1 3QA

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land adjacent Partridge Close, Graemesdyke Road, Berkhamsted

ERECTION OF DETACHED DWELLING, DOUBLE GARAGE AND FORMATION OF ACCESS

Your application for *full planning permission* dated 07.06.1994 and received on 13.06.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

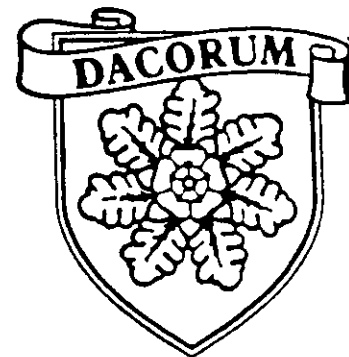
Director of Planning.

Date of Decision: 26.10.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0798/94

Date of Decision: 26.10.1994



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. No work shall commence on the construction of the dwelling and garage hereby permitted until a temporary driveway of railway sleepers has been constructed on the line of the permanent driveway shown on the approved 1:200 scale layout plan. The temporary driveway shall be retained for the use of construction traffic for the duration of the construction of the dwelling and garage.

Reason: To safeguard the trees on the site.

3. No work shall commence on the development hereby permitted until details of measures for the protection of trees on the site in accordance with BS 5837.91 (Trees in relation to construction) shall have been submitted to and approved by the local planning authority. Such details shall include a plan showing the type and position of all protective fencing and the site of an area for the storage of building materials.

Reason: To safeguard the trees on the site.

4. No building materials shall be stored outside the area approved for materials storage in accordance with Condition 3.

Reason: To safeguard the trees on the site.

5. Upon the substantial completion of the dwelling and garage hereby permitted the temporary driveway shall be removed and the permanent driveway shall be constructed in accordance with the following specification.

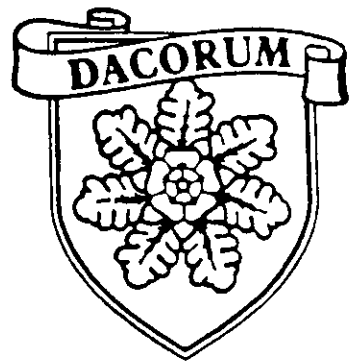
The final driveway is to be constructed on the top of the existing topsoil by using interlocking "Eggcrete" sections laid on top of a Terram membrane. The perimeter blocks will be located using steel pins driven into the ground,. No kerbing or haunching will be used. The "Eggcrete" sections will be infilled with fine gravel to facilitate drainage and to be in keeping with the existing driveway to Partridge Close.

Reason: To safeguard the trees on the site.

6. The permanent driveway shall be constructed in accordance with the approved 1:200 scale and 1:5 scale sectional drawings and the excavations required shall be carried out using only tools which may be held in the hand.

Reason: To safeguard the trees on the site.

Continued.....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0798/94 (continued)

Date of Decision: 26.10.1994

7. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

8. A 2 m x 2 m visibility splay shall be provided each side of the 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.

Reason: In the interests of highways safety.

9. Sight lines of 2.5 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.

Reason: In the interests of highways safety.

10. 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.

Reason: To ensure a satisfactory appearance.

11. Notwithstanding the provisions of the Town and Country Planning General Order 1988 (as amended), no development falling within Class A, E or F of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval 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, and in the interests of the trees on the site.