

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0847/94

Salsbury Meacham Construction  
115 Belmont Road  
Maidenhead  
Berks

Mr A.King  
Osborne Lodge  
Wick Road  
Wigginton  
Nr. Tring  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Lingwood, Chesham Road, Wigginton, Herts

REPLACEMENT DWELLING

Your application for *full planning permission* dated 22.06.1994 and received on 24.06.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

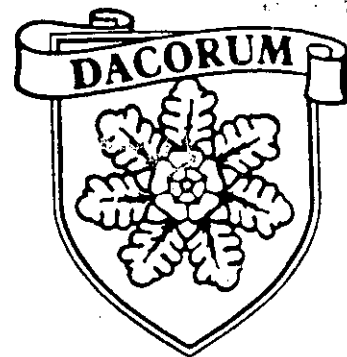
Director of Planning.

Date of Decision: 11.08.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0847/94

Date of Decision: 11.08.1994



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. The development hereby permitted shall be constructed in materials stated on plan no. 4/0847/94 drawing no. SM100A or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted 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.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

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

5. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

6. 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.

Reason: To maintain and enhance visual amenity.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0847/94

Date of Decision: 11.08.1994

7. 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.

8. Before the development hereby permitted is occupied, the boundary fences, walls, hedges or other means of enclosure shall be constructed/planted in accordance with details to be first approved by the local planning authority, and thereafter retained in accordance with the details so approved.

Reason: To safeguard the amenities of adjoining properties and the locality.

9. The proposed garage shown on plan no. 4/0847/94FL drawing no. SM100A shall be used only for the purposes of vehicle storage for the occupants of the dwellinghouse and for no other purpose unless agreed in writing by the local planning authority.

Reason: To ensure that adequate parking provision is made within the site to meet the car parking standards of the local planning authority.

10. Details of the surface materials to be used for the access and turning area shall be submitted to and approved by the local planning authority prior to the occupation of the development hereby permitted, and the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance.