



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0953/94

Salsbury Construction Ltd
115 Belmont Road
Maidenhead
Berks
SL6 6LG

Mr A E King
Osborne Lodge
Wick Road
Wigginton
Herts
HP23 6HQ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

31 and 31A Beaconsfield Road, Tring

TWO DETACHED HOUSES

Your application for *full planning permission* dated 14.07.1994 and received on 18.07.1994 has been **GRANTED**, subject to any conditions set out on the attached sheets.

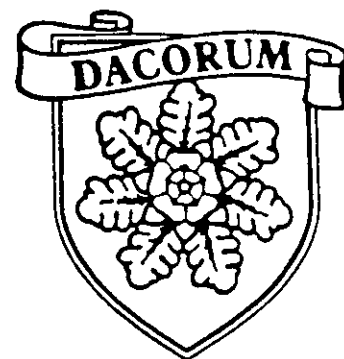
Director of Planning.

Date of Decision: 20.10.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0953/94

Date of Decision: 20.10.1994



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. The development hereby permitted shall be constructed in materials as shown on Plan No. 4/0953/94FL, Drawing No. SC301B or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. 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.

4. A 2.4 m x 2.4 m visibility splay shall be provided each side of each 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.

5. Sight lines of 2.4 m x 35 m shall be provided to both accessways 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.

6. The garages shall be set back a minimum of 5.5 m from the highway boundary.

Reason: In the interests of highways safety.

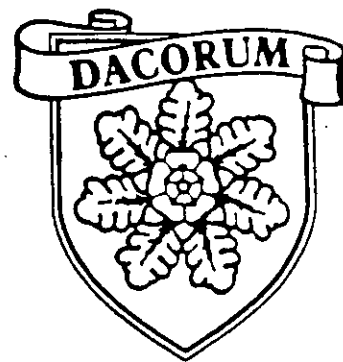
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

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

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0953/94

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8. The first floor side windows to each of the dwellings shall be permanently fitted with obscure glass.

Reason: To safeguard the residential amenity of the adjacent dwelling.

9. 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.

10. 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.

11. 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 maintain and enhance visual amenity.

12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended), the integral garages hereby permitted shall be retained and kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings and shall not be converted or adapted to form ancillary living accommodation.

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