

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1025/91

Mr & Mrs R Cole
68 Granville Road
Northchurch
Herts

K A Phillips
97 High Road
Bushey Heath
Herts
WD2 1EL

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

R/o 66-68 Granville Road, Northchurch,

BUNGALOW WITH GARAGE AND FORMATION OF NEW ACCESS

Your application for *full planning permission* dated 19.07.1991 and received on 22.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

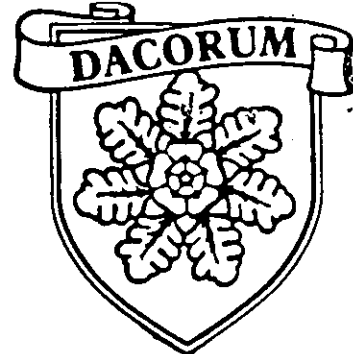
Director of Planning.

Date of Decision: 13.09.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1025/91

Date of Decision: 13.09.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. 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.
3. 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.
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 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.
5. 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.

Note: The relevant extract from the Town and Country Planning General Development Orders 1988-1989 is attached as an Annex.
6. Before the development hereby permitted is occupied the boundaries of the site shall be fenced in accordance with the details shown on Plan 4/1025/91, Drawing No 2070/1.
7. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
8. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footpath - footpath level, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the (carriageway) (footway) level.



CONDITIONS APPLICABLE
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9. Sight lines of 2.4m x 35m 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.
10. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.
11. Before the development hereby permitted is occupied, the works to the embankment, including the provision of retaining walls, any regrading, landscaping, provision of footpath and steps shall be completed in accordance with the details shown on Plan No 4/1025/91, Drawing No 2070/1.
12. Details of the proposed surface material of the driveway shall be submitted to and approved by the local planning authority.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
5. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
6. To safeguard the amenities of the adjacent properties.
7. In the interests of highways safety.
8. In the interests of highways safety.
9. In the interests of highways safety.
10. In the interests of highways safety.
11. To ensure a satisfactory development.
12. To ensure a satisfactory appearance.