

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1030/94

Mr T C Bird
Marlin End
Shootersway
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Marlin End, Shootersway, Berkhamsted

FIVE DETACHED HOUSES (OUTLINE) (RENEWAL OF UNIMPLEMENTED PLANNING PERMISSION
4/1633/91)

Your application for *outline planning permission* dated 03.08.1994 and received on
04.08.1994 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: 4/1030/94

Date of Decision: 20.10.1994

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of 5 years commencing on the date of this notice.
- (ii) The expiration of a period of 2 years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 of this permission shall include a tree survey of the site recording the species, height, crownspread, bole diameter, age and condition of all the trees, and the height and spread of all the hedgerows located on the site, indicating those trees and hedges which it is proposed to remove.

Reason: To maintain and enhance visual amenity.

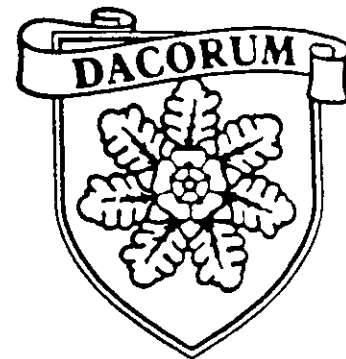
4. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. The location of all protective fencing shall be shown on plans submitted to the local planning authority. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
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5. 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.

6. The access shall include the provision of sightlines 2.4 m x 35 m with kerb radii of 6 m within which there shall be no obstruction more than 600 mm above carriageway level.

Reason: In the interests of highways safety.

7. The development hereby permitted shall not be occupied until the sightlines referred to in condition 6 shall have been provided, and they shall be maintained at all times thereafter.

Reason: In the interests of highways safety.

8. Details submitted in accordance with condition 1 of this permission shall include a turning head which must satisfy the specification of the Hertfordshire County Council's "Roads in Hertfordshire".

Reason: In the interests of highways safety.

9. The public right of way which adjoins the southern boundary of the site shall remain free from obstruction and encroachment and shall not be used as a means of access to the development site.

Reason: For the avoidance of doubt.

10. This permission shall not extend to the details shown on the 1:500 scale site layout plan (Drawing No.TB 101 A).

Reason: For the avoidance of doubt.