

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1112/93

Ideal Homes Central Ltd
Maple Cross House
Denham Way Maple Cross
Rickmansworth
HERTS WD3 2SW

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land r/o 156/158 Anchor Lane, Hemel Hempstead

25 DWELLINGS, ASSOCIATED ROADS, FOOTPATHS, GARAGES ETC

Your application for *full planning permission* dated 08.08.1993 and received on 16.08.1993 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 30.09.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1112/93

Date of Decision: 30.09.1993

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 LBC Fotheringhay and Melford Yellow bricks with Mendip smooth grey roof tiles or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. Before the commencement of site clearance the position of a 1.5 m protective fencing to be sited along the eastern hedged boundary shall be agreed in writing by the local planning authority and, once agreed, shall be erected prior to the commencement of works. Any part or parts of the hedge that become damaged shall be replaced within the first planting season.

Reason: For the avoidance of doubt.

4. 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.

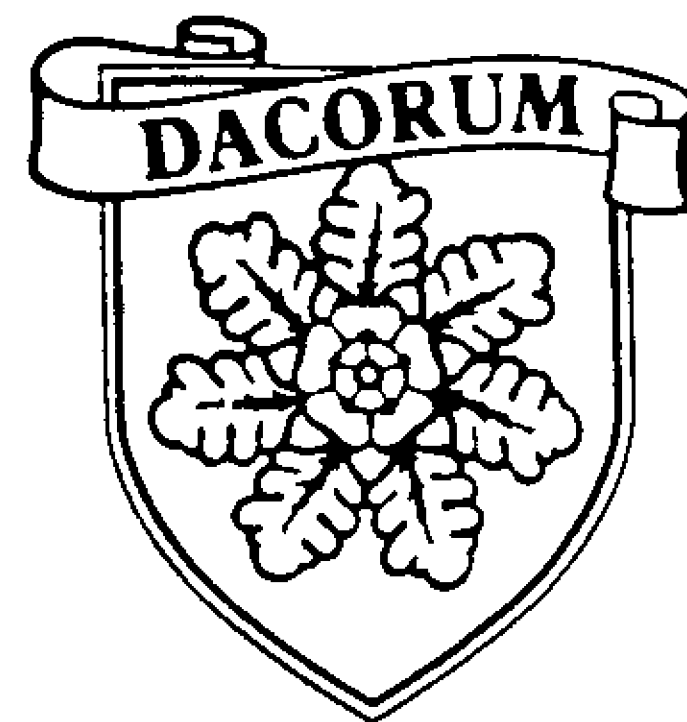
Reason: To maintain and enhance visual amenity.

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.

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6. 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.

Reason: In the interests of highways safety.

7. Sight lines of 4.5 m x 35 m to the east and 4.5 m x 30 m to the west shall be provided at the junction of the access with Anchor Lane within which there shall be no obstruction of visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

8. The kerb radii of the access to the private drive shown on Plan No T038/PL/03A shall be 4.5 m and shall include a pram/wheelchair crossing and the kerb radii of the access at the junction with Anchor Lane shall be 6 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

9. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and in particular the length of access road around the curve between Anchor Lane and the private drive shall be 5.5 m wide.

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site).

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

10. A forward visibility curve shall be provided on the inside of the highway bend between Points A and B on Plan T038/PL/03A within which there shall be no obstruction more than 600 mm above carriageway level. This splay shall be designed in accordance with the specification contained in "Residential Roads in Hertfordshire".

Reason: In the interests of highways safety.

11. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Plan No T038/PL/03A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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



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12. The development hereby permitted shall not be occupied until the turning space shown on Plan No T038/PL/03A shall have been provided and shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: In the interests of highways safety.

13. Notwithstanding the provision of the Town and Country Planning Development Order 1988 or any amendments thereto, there shall be no extension or alterations to the dwellings hereby permitted within Classes A, B and C of Part 1 to Schedule 2 of that Order without the prior written consent of the local planning authority.

Reason: In the interests of amenity.

14. Notwithstanding the details shown on Plan T038/PL/03A all driveways shall be a minimum of 5.5 m.

Reason: In the interests of highways safety.

15. There shall be no first floor bedroom window inserted within the northern flank elevation of the Berkshire house type proposed on Plot 24 as shown on Plan No 3H.73.2C/P/1.0 Rev A, and the first floor bathroom window shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.