

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1293/95

Wimpey Homes Holdings
250 Toddington Road
Luton
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Ex Water Board Site, (N W Part), Adeyfield Road, Hemel Hempstead

RETENTION OF HOUSES ON PLOTS 6,7,8 PLANNING PERMISSION 4/0097/94 (54 DWELLINGS & ACCESS ROAD)

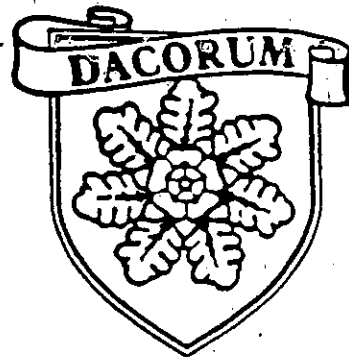
Your application for *the retention of development already carried out* dated 06.10.1995 and received on 09.10.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 30.11.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1293/95

Date of Decision: 30.11.1995

1. This permission does not extend to the approval of the drainage of the site.

Reason: For the avoidance of doubt.

2. The dwellinghouses hereby permitted shall not be occupied until all the details of the highway layout which are the subject of outline planning permission 4/1602/88 and planning permission 4/0780/93RM have been provided.

Reasons: (a) In the interests of highways safety.

(b) To ensure a satisfactory development.

3. No dwellinghouse hereby permitted shall be occupied until the roads and associated parking provision serving the particular unit shall have been provided to the satisfaction of the local planning authority.

Reasons: (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

(b) In the interests of highways safety.

4. The existing 1.8 m high close boarded fence between points 'A' and 'B' as identified on Drawing No. G/123/00/1000 shall be permanently retained.

Reasons: (a) To safeguard the residential amenity of the area.

(b) For the avoidance of doubt.

(c) To meet Secure By Design Standards in this residential area.

5. The rear accessway shown on Drawing No. G/123/00/1000 serving the dwellings on Plots 7 and 8 shall be permanently fitted with security devices in accordance with the details approved under Planning Permission 4/0780/93RM.

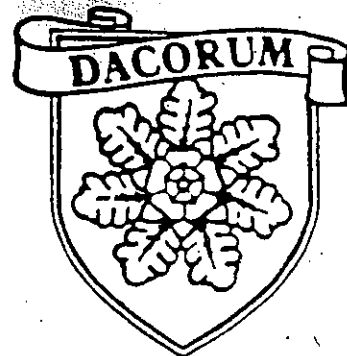
Reason: To meet Secure By Design Standards in this residential area.

6. A 0.5 m high trellis shall be provided on top of the fence referred to in Condition 4 above along the full length of the boundary of the site with Nos 7 and 9 Mountfield Road.

Reason: To safeguard the residential amenity of the area.

Continued.....





CONDITIONS APPLICABLE
TO APPLICATION: 4/1293/95

Date of Decision: 30.11.1995

7. Notwithstanding the details shown on Drawing Number G/123/09 Rev B, the dwellinghouses hereby permitted shall not be occupied until a scheme of additional landscaping along the full length of the boundary of the site with Nos 7 and 9 Mountfield Road shall have been submitted to and approved by the local planning authority. All planting comprised in the approved details of landscaping, shall be carried out in the first planting season following the occupation of any of the dwellings, 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 safeguard the residential amenity of the area.

