

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1404/96

David Batchelor  
Bayrose  
Vicarage Road  
Wigginton  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Bayrose, Vicarage Road, Wigginton

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING

Your application for *full planning permission* dated 30.10.1996 and received on 30.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.01.1997

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1404/96

Date of Decision: 16.01.1997



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. 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.

Reason: To ensure a satisfactory appearance.

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. The submitted scheme shall make specific provision for additional planting on the northern and southern site boundaries and shall include details of proposed boundary walls and fencing.

Reason: To maintain and enhance visual amenity.

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.

Reason: To maintain and enhance visual amenity.

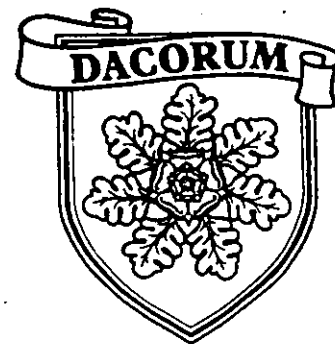
5. The existing dwelling coloured green on the approved plan shall be demolished within one month of the first residential occupation of any part of the replacement dwelling hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.

Continued

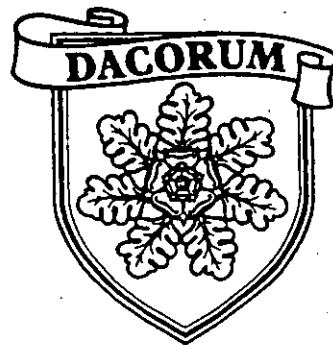
CONDITIONS APPLICABLE  
TO APPLICATION: 4/1404/96

Date of Decision: 16.01.1997



6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order amending or re-enacting that Order, no development falling within Classes A, B, C or E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval 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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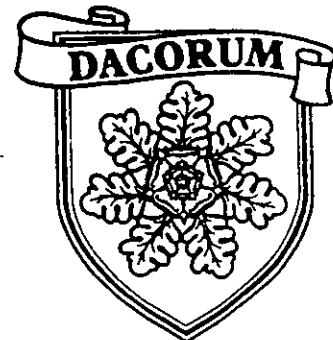
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