

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1483/93

Eldoncrest Ltd
5 Berndene Rise
Princes Risborough
Bucks

Mr A.King
Osborne Lodge
Wick Road
Wigginton, Nr. Tring
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land r/o 13 Western Road, Tring, Herts

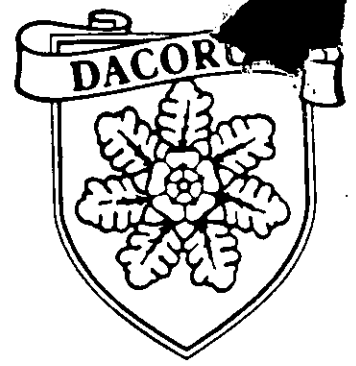
TWO DETACHED DWELLINGS AND GARAGES AND A REPLACEMENT GARAGE FOR NO 13 WESTERN ROAD

Your application for *full planning permission* dated 03.11.1993 and received on 04.11.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 31.03.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1483/93

Date of Decision: 31.03.1994

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. The boundary wall forming part of the development hereby permitted shall be constructed using the bricks and coping bricks retained from the existing boundary wall bedded in lime mortar with flush rubbed pointing.

Reason: To ensure a satisfactory appearance.

4. 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.

5. The new accesses forming part of the development hereby permitted shall not be brought into use until the existing access to the existing double garage has been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".

Reason: In the interests of highways safety.

6. A 2.4 m x 2.4 m visibility splay shall be provided each side of the accesses, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.

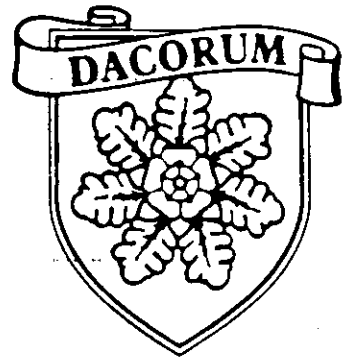
Reason: In the interests of highways safety.

7. Sight lines of 2.4 x 35 m shall be provided for each access in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

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8. The kerb radii of the accesses shall be 4.5 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

9. 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.

10. 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.

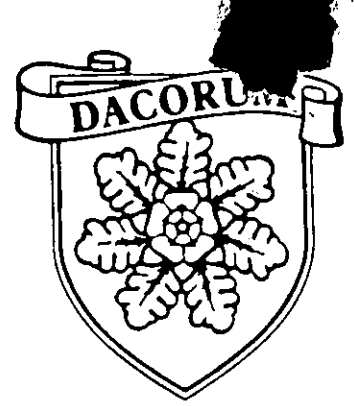
Reason: To maintain and enhance visual amenity.

11. Notwithstanding the details shown on the submitted plans all forms of hardstanding or hard landscaping shall be constructed and finished in accordance with a schedule of materials and finished which shall be submitted to and approved by the local planning authority before development is commenced.

Reason: To ensure a satisfactory appearance.

12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension, addition or alteration to the buildings and no garages or sheds or similar structures shall be erected within the curtilage of either of the dwellinghouses without the express written permission 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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13. Notwithstanding the details shown on drawing No. RG 204A, the first floor ensuite, landing and bathroom windows of the dwellings hereby permitted shall be permanently fitted with obscure glazing.

Reason: To safeguard the residential amenity of the area.