

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1517/90

W Pearce
Appledore, Wood Lane
South Heath, Gt Missenden

G.Hawkins
23a Crendon Street
High Wycombe
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

R/o.Lesanor&Salway Bunstrux, Access Dunston Hill, Tring,

BUNGALOW AND GARAGE

Your application for *full planning permission* dated 10.10.1990 and received on 25.10.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 10.12.1990

(encs. - Conditions and Notes).

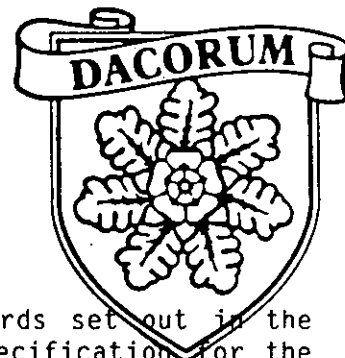
CONDITIONS APPLICABLE
TO APPLICATION: 4/1517/90

Date of Decision: 10.12.1990



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).
5. Notwithstanding the provision of the Town and Country General Development Order 1988 or any amendment thereto there shall be no openings formed within the south east flank wall of the bungalow and garage, without the express written permission of the local planning authority. (Note: the relevant extract from the Town and Country Planning General Development Orders 1988-89 is attached as an annex.
6. The garage hereby permitted as part of the development shall not be used for any purpose other than the parking of vehicles.
7. 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.
8. 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.

CONDITIONS APPLICABLE - CONTINUED
TO APPLICATION: 4/1517/90



Date of Decision: 10.12.1990

9. 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.
10. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, 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 footway level.
11. Any gates provided shall be set back a minimum of 5.0 m from the back of the footway and shall open inwards into the site.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-5 In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 7-8 To maintain and enhance visual amenity.
- 9-11 In the interests of highways safety.