

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



CLASSIC HOMES (HERTS) LTD
80A VICTORIA STREET
ST ALBANS
HERTS
AL1 3XH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02016/00/FUL

**LAND WEST OF 90, BUCKWOOD ROAD, MARKYATE, ST. ALBANS, HERTS
2 SEMI-DETACHED DWELLINGS, VEHICULAR ACCESS AND PARKING AREA TO
FRONT**

Your application for full planning permission dated 06 November 2000 and received on 09 November 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 29 March 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/02016/00/FUL

Date of Decision: 29 March 2001

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include car parking layouts and hard surfacing materials.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. The hedgerow and hedgerow trees adjoining the western boundary of the site and outside the boundary of the site shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 m high chestnut paling fence on firm stake supports, not more than 3 m apart and positioned 1 m from the hedgerow and hedgerow trees.

Reason: In order to ensure that damage does not occur to the hedgerow and the hedgerow trees during building operations.

5. Neither dwelling shall be occupied until the arrangements for vehicle parking shown on Drawing No. 220/01 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 vehicle parking facilities and so that vehicles may enter and leave the site in forward gear.

6. Neither dwelling shall be occupied until the proposed access shall have been constructed and the verge shall have been reinstated in accordance with details that shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E and H;
Part 2 Classes A and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991-2011

Policies 1 and 2

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 2, 8, 9, 15 and 54

Part 5 Environmental Guidelines

Sections 2 and 3

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 2, 8, 9, 10, 17 and 59

Part 5 Environmental Guidelines

Sections 2 and 3