



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0054/92

P Warrell
75 Jacketts Field
Abbots Langley
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj;33 Fairway, Hemel Hempstead

DETACHED HOUSE (RESUBMISSION)

Your application for *full planning permission* dated 16.01.1992 and received on 16.01.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.04.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0054/92

Date of Decision: 16.04.1992

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. The dwellinghouse hereby permitted shall be constructed in Bovingdon bricks and Redland 49 roof tiles in accordance with the details submitted to the Council on 6 April 1992.
3. The ridge level of the dwellinghouse hereby permitted shall not exceed that of the ridge level of No. 35 Fairway, unless otherwise agreed in writing by the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Classes A & D). There should not be no alterations or additions to the front elevations or either flank walls of the dwellinghouse hereby permitted without the express written permission of the local planning authority.
5. The two parking spaces and vehicular crossover shown on Drawing No. 116/69B shall be provided before the dwellinghouse hereby permitted is first occupied and thereafter Parking Spaces '1' and '2' shown on this drawing shall be permanently retained.
6. Visibility splays measuring 2.4 x 2.4 m shall be provided to each side of the vehicular access shown on Drawing No. 116/69B, as measured from the back edge of the public footpath, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above footway level.
7. The dwellinghouse hereby permitted shall not be occupied until a scheme showing boundary treatment, including the provision of a common boundary hedge with No. 35 Fairway, has been submitted to and approved by the local planning authority and of fencing which forms part of the approved scheme shall be provided within 1 month of the first occupation of the dwellinghouse.
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
TO APPLICATION: 4/0054/92

Date of Decision: 16.04.1992



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of the appearance of the dwellinghouse within the street scene and for the avoidance of doubt.
3. (a) For the avoidance of doubt.
(b) In the interests of the appearance of the dwellinghouse within the street scene, with particular regard to the relationship of the dwellinghouse with Nos. 33 and 35 Fairway, Hemel Hempstead.
4. In order that the local planning authority may retain control over further development in the interests of
 - (a) maintaining adequate parking facilities within the curtilage of the dwellinghouse
 - (b) to safeguard the residential amenity of Nos. 33 and 35 Fairway.
5. In the interests of highway safety, to ensure that adequate off-street parking facilities are permanently provided and for the avoidance of doubt.
6. In the interests of highway and pedestrian safety.
7. In the interests of the residential amenity of the dwellinghouse, Nos. 33 and 35 Fairway and the visual amenity of the street scene.
8. In the interests of the visual amenity of the street scene.