

TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0129/92

Felden Estates
168 Bedford Road
Kempston
Beds

D Stocker Meadow Cottage
Gravel Path
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Rear 22 Newell Road Hemel Hempstead

DETACHED DWELLING

Your application for *full planning permission* dated 03.02.1992 and received on 04.02.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

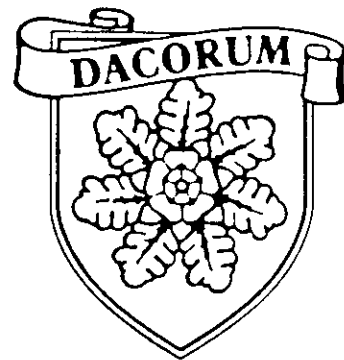
Director of Planning.

Date of Decision: 26.03.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0129/92

Date of Decision: 26.03.1992



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 development hereby permitted shall be constructed in Sandhurst stock bricks or such other materials as may be agreed in writing with the local planning authority.
3. 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.
4. 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 edge of the carriageway), within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
5. Sight lines of 2.4 m x 23 m in a north-easterly direction and 2.4 m x 15 m in a south-westerly direction shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0129/92 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
7. The existing Cypress trees not within the visibility sight lines along the north-western boundary of the site shall be protected during construction and retained thereafter.

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 the interests of highways safety.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
7. In the interests of amenity.