

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0250/93

Mr & Mrs G Tadman
145 Great Elms Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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145 Great Elms Road, Hemel Hempstead, Herts

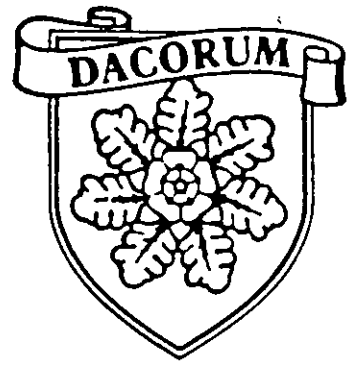
TWO STOREY SIDE EXTENSION, FRONT PORCH AND VEHICULAR ACCESS

Your application for *full planning permission (householder)* dated 24.02.1993 and received on 24.02.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 20.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0250/93

Date of Decision: 20.04.1993

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. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

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.

Reason: In the interests of highways safety.

4. Notwithstanding the details shown on Plan No. 4/0250/93FH a 2.4 m x 2.4 m visibility splay shall be provided each side of the access, as measured from the back edge of the access into the residential curtilage of the dwellinghouse, within which there shall be no obstructions to visibility between 600 mm and 2.0 m above the footway level.

Reason: In the interests of highways safety.

5. Sight lines of 2.4 m x 35 m 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.

Reason: In the interests of highways safety.

6. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.

Reason: In the interests of highways safety.

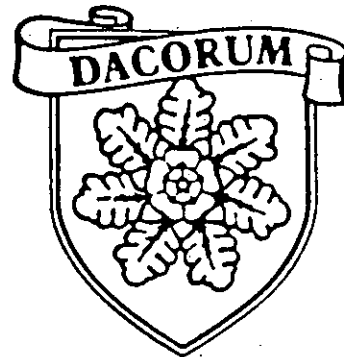
7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
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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.

Reason: To maintain and enhance visual amenity.