



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0283/91

M K & B A Todd
28 Coleridge Cres
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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28 Coleridge Cres, Hemel Hempstead, Herts

SINGLE STOREY SIDE EXTENSION (GARAGE)

Your application for *full planning permission (householder)* dated and received on 04.03.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.04.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0283/91

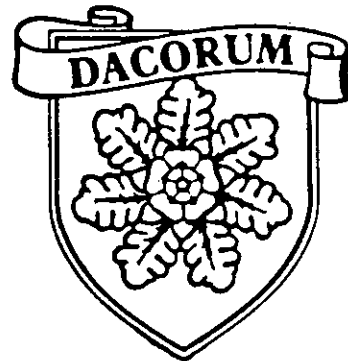
Date of Decision: 23.04.1991

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. No work shall be commenced upon any part of the garage hereby permitted until a vehicular access and associated driveway have been fully provided in accordance with a scheme to be submitted to and approved in writing by the local planning authority.
4. The details of the driveway submitted in accordance with condition 3 shall include materials and drainage details.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1) or any amendment thereto, there shall be no alterations to the size of the opening of the garage coloured yellow on Plan No. 4/0283/91FH without the express written permission of the local planning authority.
6. Visibility splays measuring 2.4 m x 2.4 m shall be provided to each side of the vehicular access referred to in condition 3, measured from the back edge of the public footpath into the residential curtilage of the dwellinghouse, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above footway level.
7. No work shall be commenced upon any part of the garage driveway or vehicular access until details of the type and height of a handrail positioned along the common boundary coloured purple on Plan No. 4/0283/91 FM, between the curtilage of the dwellinghouse and adjoining footpath shall have been submitted to and approved by the local planning authority.
8. The handrail referred to in condition 7 shall be provided before the garage, driveway or vehicular access are first brought into use and thereafter, the handrail shall be permanently retained in its approved form and position.
9. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 2) or any amendment thereto, there shall be no fences, walls or other means of enclosure erected along the section of common boundary marked in purple on Plan No. 4/0288/91FH without the express written permission of the local planning authority.
10. The garage shall be set back a minimum of 5.5 m from the highway boundary.

Cont...

CONDITIONS APPLICABLE
TO APPLICATION: 4/0283/91

Date of Decision: 23.04.1991



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
 2. To ensure satisfactory appearance.
 3. (a) In order to ensure that a vehicular access is provided to the standards required by the local planning authority in the interests of highway safety.
(b) For the avoidance of doubt.
 4. In order to ensure that the materials and drainage of the driveway are suitable in relation to the adjoining footpath in the interests of highway safety.
 5. To enable local planning authority to retain control over future changes to the front elevation of the garage to ensure that adequate off-street parking facilities are retained within the residential curtilage of the dwellinghouse.
 6. In the interests of highways safety.
 - 7-8 In the interest of pedestrian safety and for the avoidance of doubt.
 9. To enable the local planning authority to retain control over fencing/walls etc along the country in the interests of pedestrian and safety.
 10. In the interests of highways safety.
- For the avoidance of doubt the handrail referred to in conditions 7 and 8 shall be erected entirely within the residential curtilage of the dwellinghouse.