



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0329/91

G.F.Cox
274 Northridge Way
Hemel Hempstead
Herts
HP1 2AU

DEVELOPMENT ADDRESS AND DESCRIPTION
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274 Northridge Way, Hemel Hempstead,

RENEWAL OF P/P 4/0525/88 DETACHED DWELLING (OUTLINE)

Your application for *outline planning permission* dated 05.03.1991 and received on 11.03.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 03.05.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0329/91

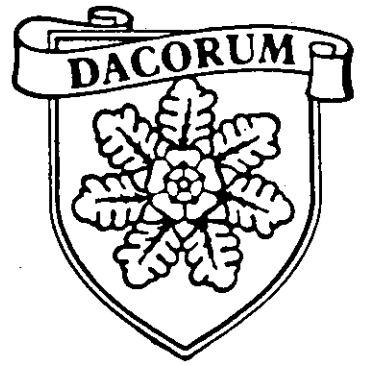
Date of Decision: 03.05.1991



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
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 back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
5. Sight lines of 2.4 m x 3.5 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.
6. The garage shall be set back a minimum of 5.5 m from the highway boundary.
7. 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: 4/0329/91

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8. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.
9. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 8 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
10. Before the development hereby permitted is occupied, the boundary fences, walls, hedges or other means of enclosure shall be constructed/planted in accordance with details to be first approved by the local planning authority and thereafter retained in accordance with the details so approved.

INFORMATIVE:

The applicant is advised to contact the Director of Technical Services prior to commencement of work in connection with the repositioning of the bus stop and ancillary works on these grounds.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 3-6. In the interests of highways safety.
7. To maintain and enhance visual amenity.
- 8-9. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
10. To maintain and enhance visual amenity.