

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0395/95

Courteney Developments Ltd  
20 Astley Road  
Hemel Hempstead  
Herts

Jeffrey Powell Associates  
74a Bicester Road  
Aylesbury  
Bucks  
HP19 3AL

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Land rear of 20 Astley Road , Hemel Hempstead, Herts

ERECTION OF DETACHED FOUR BEDROOM HOUSE

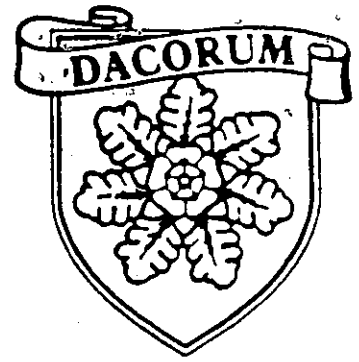
Your application for *full planning permission* dated 24.03.1995 and received on 27.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 05.05.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0395/95

Date of Decision: 05.05.1995

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. 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.

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 "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. The new access to the dwellinghouse shall not be brought into use until the kerbs and footway/verge have been reinstated to the standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire".

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. Before the development hereby permitted is occupied the fencing and hedging shown on drawing ref.no.4/0395/95FH submitted on 2 May 1995 shall have been provided, the fencing and hedging shall thereafter be retained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of preserving the amenity of the occupants of nos.14 and 20 Astley Road.

7. No development shall take place until details of the proposed species, numbers, size and planting location of hedge plants, referred to in condition 6 above, shall have been submitted to and approved by the local planning authority.

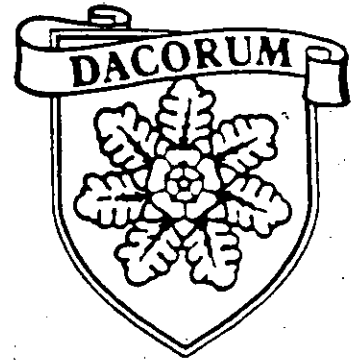
Reason: To maintain and enhance visual amenity.

Continued.....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0395/95

Date of Decision: 05.05.1995



8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on the approved plans shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

