



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0416/91

Mr K. Abdel Massih  
62 Cowper Road  
Hemel Hempstead  
Herts

J.K. Halls  
1-2 Hill Farm Cottages  
Ayot St Lawrence  
Herts  
AL6 9BN

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

62 Cowper Road, Hemel Hempstead,

DETACHED GARAGE AND ASSOCIATED ACCESS

Your application for *full planning permission (householder)* dated 18.03.1991 and received on 27.03.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 02.05.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0416/91

Date of Decision: 02.05.1991

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. The development hereby permitted shall be constructed in the materials shown on Approved Plan No. 01-05-02-91 or such other materials as may be agreed in writing with the local planning authority.
3. The development hereby permitted shall not be used otherwise than for purposes incidental to the enjoyment of 62 Cowper Road, Hemel Hempstead as a dwellinghouse.
4. 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.
5. 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.
6. 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.
7. The garage shall be set back a minimum of 5.5 m from the highway boundary.
8. No part of the development hereby permitted shall overhang the boundary of 62 Cowper Road with adjoining properties.

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. To safeguard the residential amenity of the area.
- 4-7. In the interests of highways safety.
8. To safeguard the residential amenity of the area.