

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0455/91

Mr & Mrs J Hazzard
74 Bury Road
Hemel Hempstead
Herts

Raymond P. Crosby
109 St. Agnells Lane
Hemel Hempstead
Herts
HP2 7BG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj. 74 Bury Road, Hemel Hempstead,

DETACHED FOUR BEDROOM HOUSE AND GARAGE (MODIFIED SCHEME)

Your application for *full planning permission* dated 02.04.1991 and received on 05.04.1991 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

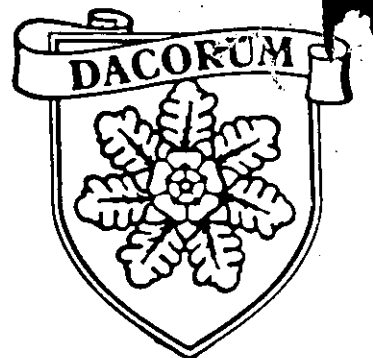
Director of Planning.

Date of Decision: 20.05.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0455/91

Date of Decision: 20.05.1991



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. 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. 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. Visibility splays measuring 2.4 m x 2.4 m shall be provided to each side of the access shown on Drawing No. 187/2D as 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. The area hatched yellow on Drawing No. 187/2D shall not at any time be used for the parking of vehicles.
6. The dwellinghouse hereby permitted shall not be occupied until the close boarded fence specified on Drawing No. 187/2D shall have been erected along the section of the common boundary with No. 74 and as shown by the orange line on this drawing and thereafter this fence shall be permanently retained.
7. The existing laurel hedge located along the section of boundary marked by a purple line on Drawing no. 187/2D shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following the completion of the development.
8. Existing gaps within the laurel hedge located along the section of boundary marked by a purple line on Drawing No. 187/2D shall be planted with laurel hedging within the first planting season following the occupation of the dwellinghouse hereby permitted and any of the newly planted or existing laurel hedging which, within a period of 5 years from the first occupation of the dwellinghouse, is removed or become seriously damaged or diseased, shall be replaced in the next planting season with laurel hedging of a 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.
9. The existing fence positioned along the common boundary between Nos. 80 Bury Road and the application site and shown by the green line on Drawing No. 187/2D shall be permanently retained and if any parts are removed during construction these shall be replaced with fencing of the same height and type.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0455/91

Date of Decision: 20.05.1991

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning as shown on Drawing No. 187/20 shall have been provided and they shall not be used thereafter otherwise than for the purposes approved.
11. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Class E) no building or enclosure or any form of development within Class E shall be erected within the area of the residential curtilage hatched in green on Drawing No. 187/20 without the express written provision of the local planning authority.
12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Class F) no hard surface shall be formed within the area of the residential curtilage hatched green on Drawing No. 187/20 without the express written permission of the local planning authority.
13. This permission does not extend to the provision of any private driveway/turning area beyond the brown line as shown on Drawing No. 187/20.
- 14.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-4. In the interests of highways safety.
5. In the interests of residential amenity.
6. In the interests of residential amenity of No. 74 Bury Road, Hemel Hempstead.
- 7-8. In the interests of residential amenity and for the avoidance of doubt.
9. In the interests of residential amenity of No. 74 Bury Road, Hemel Hempstead and for the avoidance of doubt.
10. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 11-12. In order that the local planning authority may retain control over development within the specified area in the interests of safeguarding the residential amenity of nearby dwellinhouses.
13. For the avoidance of doubt.
- 14-15. To maintain and enhance visual amenity.