

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0545/95

Cowlgrove Ltd  
Franklin House  
Steppingley Road  
Flitwick  
Beds

S R Everitt  
88 Holland Road  
Amphill  
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Rear of 1 Runham Road, Hemel Hempstead, Herts

DETACHED DWELLING AND GARAGE

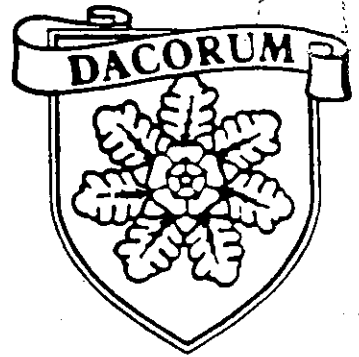
Your application for *full planning permission* dated 26.04.1995 and received on 28.04.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.06.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0545/95

Date of Decision: 19.06.1995

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 - A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. A 2.5 m x 2.5 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.

Reason: In the interests of highways safety.

5. The gradient of the driveway shall not exceed 6% for the first 5 m from the edge of the carriageway.

Reason: In the interests of highways safety.

6. Notwithstanding the provisions of Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 no doors, windows or other openings shall be formed in the south or east (flank and rear) elevations of the dwelling hereby permitted, other than those shown on drawing number SE1146, without the express written permission of the local planning authority.

Reason: In the interests of maintaining the amenities of surrounding occupants.

7. The two first floor bathroom windows in the rear elevation of the dwelling hereby permitted, coloured yellow on drawing No. SE1146, shall be permanently fitted with obscured glazing unless otherwise agreed in writing with the local planning authority.

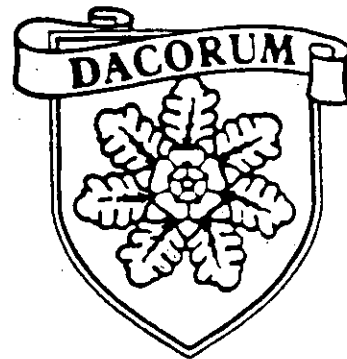
Reason: In the interests of maintaining the amenities of surrounding occupants.

/Cont...



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0545/95 (Cont.)

Date of Decision: 19.06.1995



8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on drawing No. SE1146 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.

