

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0727/92

Gowlands Development Ltd
2 Meadow Way
Hemel Hempstead
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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Little Orchard, Beechwood Park, Box Lane, Hemel Hempstead

THREE DETACHED DWELLINGS

Your application for *outline planning permission* dated 11.06.1992 and received on 15.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet.

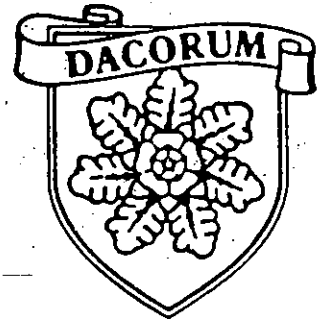
Director of Planning

Date of Decision: 18.08.1992

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE
TO APPLICATION: 4/0727/92

Date of Decision: 18.08.1992



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. 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.
5. Any gates provided shall be set back a minimum of 5.0 m from the back of the footway and shall open inwards into the site.
6. The access shall be set back a minimum of 4.5 m from the highway boundary.
7. The kerb radii of the access shall be 4.5 m and shall include a pram/wheelchair crossing.

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.92 of the Town and Country Planning Act 1990.
- 3-7. In the interests of highways safety.