

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0737/92

Mr & Mrs M A Horrod
70 Elstree Road
Hemel Hempstead
Herts
HP2 7OP

Gordon J Scott
2 Grange Road
Tring
Herts
HP23 5JP

DEVELOPMENT ADDRESS AND DESCRIPTION
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70 Elstree Road Hemel Hempstead

SINGLE STOREY REAR EXTENSION, GARAGE AND VEHICULAR ACCESS

Your application for *full planning permission (householder)* dated 15.06.1992 and received on 16.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

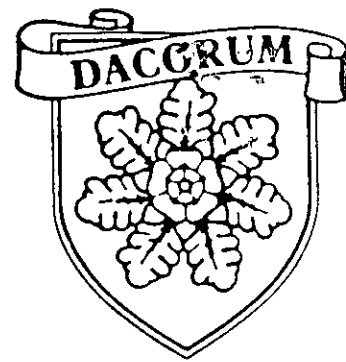
Director of Planning.

Date of Decision: 10.08.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0737/92

Date of Decision: 10.08.1992



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 materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
3. Notwithstanding the details shown on Drawing 1, the development hereby permitted shall not be commenced on the site until a longitudinal section of the driveway and construction details of the crossover/vehicular access, including levels, shall have been submitted to and approved by the local planning authority.
4. A visibility splay shall be provided to each side of the access shown on Drawing 1, as coloured yellow on this drawing, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above footway level.
5. Notwithstanding the details shown on Drawing 1, the garage shall be set back 5.5 m from the back-edge of the footway.
6. Notwithstanding the details shown on Drawing 1, this permission does not extend to the incorporation of any land hatched brown on the 1.8 m high boundary fence indicated on that drawing.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of the appearances of the development hereby permitted, in particular the garage, in relation to the existing development.
3. Although the local planning authority raises no objection in principle to the provision of an access to serve the garage, in the interests of both vehicular and pedestrian safety, these additional details are necessary for the safe ingress and egress of vehicles.
4. In the interests of highways safety.
5. In the interests of highways safety.
6. For the avoidance of doubt, as the local planning authority refused the change of use of the land hatched brown and the erection of boundary fencing under reference 4/1106/86 in September 1986 and since that time permission has not been subsequently granted for such development.