



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0765/91

D Wilson
27 Hall Park
Berkhamsted
Herts
HP4 2NU

DEVELOPMENT ADDRESS AND DESCRIPTION
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27 Hall Park, Berkhamsted,
DETACHED DWELLING (OUTLINE)

Your application for *outline planning permission* dated 03.06.1991 and received on 05.06.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.08.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0765/91

Date of Decision: 15.08.1991

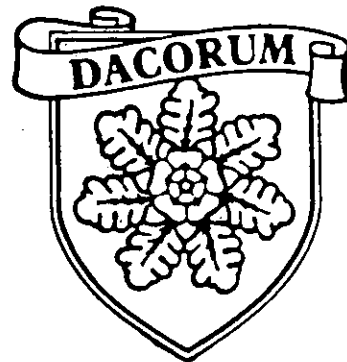


1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in 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. Details of the ground floor levels of the building in relation to the adjoining dwellings and the existing highway shall be submitted to and approved by the local planning authority before development is commenced.
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 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.
7. 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.
8. The garage shall be set back a minimum of 5.5 m from the highway boundary.

continued

CONDITIONS APPLICABLE
TO APPLICATION: 4/0765/91

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9. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.

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. To ensure a satisfactory development.
- 4-9. In the interests of highways safety.