



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1071/91

Miss P Millington
The Anchorage
Moorland Road
Hemel Hempstead
HERTS

Boxmoor Construction
The Anchorage
Moorland Road
Hemel Hempstead
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Anchorage, Moorland Rd, Hemel Hempstead,

DEMOLITION OF BUNGALOW & ERECTION OF 3 BEDROOM HOUSE

Your application for *full planning permission* dated 29.07.1991 and received on 01.08.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 17.10.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1071/91

Date of Decision: 17.10.1991



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. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no alterations to any of the elevations of the dwellinghouse as permitted without the prior written consent of the local planning authority.
3. The first floor bathroom and landing windows shown on plan reference 4/1071/91FL (Revised Drawing) shall be fitted with obscure glazing before the development hereby permitted is occupied. The obscure glazing in these windows shall not be replaced with clear glazing without the prior written consent of the local planning authority.
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. The garage shall be set back a minimum of 5.5 m from the highway boundary.
7. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.
8. Sight lines of 2.4 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.
9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan reference 4/1071/91FL (Revised Drawing) shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
10. Notwithstanding the details of materials shown on plan reference 4/1071/91FL, 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.
11. All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the date when the development hereby permitted is first occupied.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1071/91 continued

Date of Decision: 17.10.1991

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of the amenity of adjacent residents.
3. To safeguard the residential amenity of the occupants of No. 5 Fishery Road.
- 4-8. In the interests of highways safety.
9. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
10. To ensure a satisfactory appearance.
11. To ensure a satisfactory development.