



TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/1076/92

Mr & Mrs M Minett  
60 Crouchfield  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

60 Crouchfield, Hemel Hempstead,

SINGLE STOREY FRONT EXTENSION, FRONT DORMER WINDOW, FRONT BOW WINDOW, REAR  
CONSERVATORY AND NEW ACCESS

Your application for *full planning permission (householder)* dated and received on  
21.08.1992 has been *GRANTED*, subject to any conditions set out on the attached  
sheet(s).

Director of Planning.

Date of Decision: 12.10.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1076/92

Date of Decision: 12.10.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. Notwithstanding the details shown on Drawing No. 05/HH1/04 (Scale 1:200) the front wall of the garage hereby permitted shall be set back 6m from the back edge of the public footpath unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highways safety and in the interests of the appearance of the development within the street scene.

3. Notwithstanding the details shown on Drawing No. 05/HH1/04 (Scale 1:200), a hardstanding shall be provided for the parking of two cars within the curtilage of the dwellinghouse, in addition to the garage hereby permitted, in accordance with a scheme to be submitted to and approved by the local planning authority prior to the commencement of the development.

Reason: The local planning authority is not satisfied that the details shown on Drawing No. 05/HH1/04 show that there is adequate space for the parking of two vehicles within the curtilage of the dwellinghouse. These spaces, in addition to the garage, are needed to serve a four bedroom dwellinghouse in order to accord with the Council's parking standards.

4. The parking scheme approved under Condition 3 shall be provided before the garage is first brought into use and thereafter permanently retained for the purposes of parking.

Reason: To ensure that adequate parking is permanently provided within the residential curtilage of the dwellinghouse in order to accord with the Council's parking standards.

5. Visibility splays shall be provided to each side of the new access shown on Drawing No. 05/HH1/04, as measured from the back edge of the public footpath, within which there shall be no obstruction to visibility between 600mm and 2.0m above the level of the footpath.

Reason: In the interests of highways safety.

6. The access shown on Drawing No. 05/HH1/04 and the visibility splays referred to by Condition 5 shall be provided before the garage and associated hardstanding are first brought into use and thereafter the visibility splays shall be permanently retained.

Reason: In the interests of highways safety and for the avoidance of doubt.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/1076/92

Date of Decision: 12.10.1992

7. 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: In the interests of the appearance of the development within the street scene.

8. With the exception of the boundary vegetation to be removed to facilitate the provision of the visibility splays referred to by Conditions 5 and 6, the existing vegetation along the southern and eastern boundaries of the curtilage shall be permanently retained and any part or parts as become damaged shall be replaced within the planting season following the completion of the garage.

Reason: Existing boundary vegetation makes a valuable contribution to the visual amenity of the street scene and should be retained accordingly.