



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1215/91

A Jarvis
5 Furze Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Plot 4 Rear 45 Newell Rd., Hemel Hempstead,
HOUSE AND ACCESS ROAD (MODIFIED SCHEME)

Your application for *full planning permission* dated and received on 04.09.1991
has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

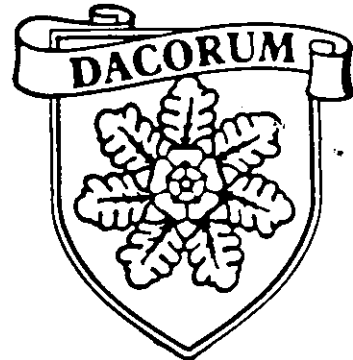
Director of Planning.

Date of Decision: 17.10.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1215/91

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 provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Classes A, B, C, D, E) or any amendment thereto, there will be no development within the curtilage of the dwellinghouse without the express written permission of the local planning authority.
3. The existing hedge on the whole length of common boundary between plot 4 and No. 49a Newell Road shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
4. The existing hedge on the common boundary coloured yellow on drawing no. 9101/04K shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
5. The dwellinghouse hereby permitted shall not be occupied until the area coloured purple on drawing no. 9101/04K has been surfaced to provide three parking spaces and thereafter this area shall be permanently retained for the purposes of parking only.
6. The dwellinghouse hereby permitted shall not be occupied until the roadway granted under planning permission 4/0952/91 dated 1 August 1991 shall have been constructed.
7. The dwellinghouse hereby permitted shall not be occupied until fencing has been erected at the site in accordance with a scheme which shall be submitted to and approved by the local planning authority and the approved fencing scheme shall thereafter be permanently maintained.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To safeguard residential amenity, with particular regard to No. 49A Newell Road as the insertion of windows within the rear elevation of the dwellinghouse would cause a loss of privacy by reason of overlooking.
3. To safeguard residential amenity, with particular regard to No. 49A Newell Road.
4. To maintain and enhance visual amenity.
5. To ensure that there is one adequate level of parking provision permanently provided within the curtilage of the dwellinghouse to meet the Council's adopted standards.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1215/91 continued

Date of Decision: 17.10.1991



REASONS:

6. For the avoidance of doubt.
7. In the interest of residential amenity.