



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1277/90

Kings Langley Const. & Dev.  
Sunderlands Yard, Church Ln.  
Kings Langley  
Herts

Hewitt Overall Associates  
Mill Studio, Crane Mead  
Ware  
Herts  
SG12 9PY

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Rear of 2 Meadow Way, Hemel Hempstead, Herts

DETACHED BUNGALOW (MODIFIED SCHEME)

Your application for *full planning permission* dated 05.09.1990 and received on 10.09.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 02.11.1990

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1277/90

Date of Decision: 02.11.1990



1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
2. 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.
3. 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.
4. The garage shall be set back a minimum of 5.5 m from the highway boundary.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Classes A, B, C, D, E and F) there shall be no development within the curtilage of the dwellinghouse hereby permitted without the express written permission of the local planning authority.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 2 Class B) there shall be no widening of the approved vehicular access ~~nor~~ the provision of a rear vehicular access without the express written permission of the local planning authority.
7. Before the dwelling is first occupied a 1.5 m high close boarded fence shall be erected along the whole of the north east boundary of the site.
8. The area coloured yellow on Drawing No. 89/123/1/d shall at no time be used for the parking of vehicles unless otherwise agreed in writing by the local planning authority.
9. Three parking spaces shall always be available within the residential curtilage of the dwellinghouse.



REASONS:

1. To comply with the requirements of s.41 of the Town and Country Planning Act 1971.
- 2-4. In the interests of highway safety.
5. In the interests of:
  - (a) safeguarding the residential amenity of adjoining dwellinghouses;
  - (b) to ensure that the local planning authority retains future control over the use of the garage. The conversion of the garage involving the alteration of the front elevation of the garage would reduce the number of parking spaces available within the residential curtilage of the dwellinghouse which would not accord with the Council's Parking Guidelines.
6. In the interests of highway safety.
7. In the interests of residential amenity; to prevent the overlooking of adjacent properties.
8. For the avoidance of doubt as it is not considered that the area is suitable for the parking of vehicles.
9. To ensure that there are at all times three parking spaces available within the residential curtilage of the dwellinghouse for vehicle parking.