



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1419/94

Chesterton Development Company Ltd
6 North 14th Street
Central Milton Keynes
Bucks

Mr A.King
Folly Bridge House
Bulbourne
Tring
Herts. HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION

Land Rear of 1 Runham Road, Hemel Hempstead, Herts

DETACHED DWELLING AND GARAGE

Your application for *outline planning permission* dated 31.10.1994 and received on 03.11.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

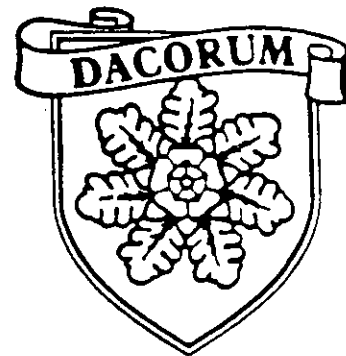
Director of Planning.

Date of Decision: 22.12.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1419/94

Date of Decision: 22.12.1994



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.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. A 2.5 m x 2.5 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.

Reason: In the interests of highways safety.

5. The gradient of the driveway shall not be greater than 6% for the first 5 m from the edge of the carriageway.

Reason: In the interests of highways safety.