



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1499/90

Mr & Mrs S Chiu  
7 Orchard Close  
Hemel Hempstead  
Herts

Bill Chew & Associates  
61-71 Collier Street  
London  
N1 9BE

DEVELOPMENT ADDRESS AND DESCRIPTION  
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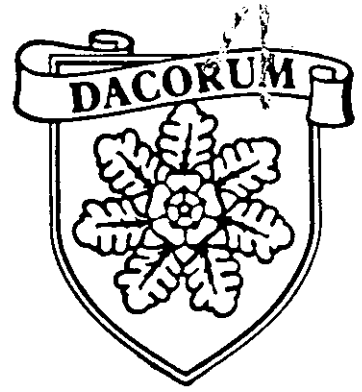
7 Orchard Close, Hemel Hempstead,  
CAR PORT, STORE AND CONSERVATORY

Your application for *full planning permission (householder)* dated 17.10.1990 and received on 22.10.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 02.04.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1499/90

Date of Decision: 02.04.1991

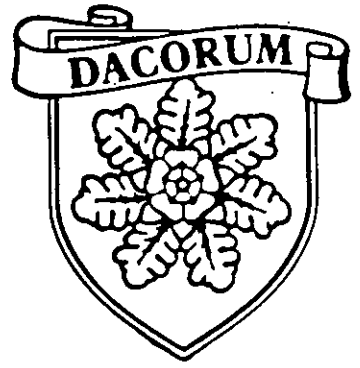
1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The detached building comprising of the store and car park hereby permitted shall be constructed in brickwork which shall match in colour and texture that of the existing dwellinghouse.
3. Notwithstanding the details shown on Drawing No. 90/039/04 a parking space shall be permanently provided to the south east/east of the carport and store and this space shall be provided prior to the carport being first brought into use.
4. Details of the parking space referred to in condition 3 above shall be submitted to and approved in writing by the local planning authority prior to the construction of the carport, store and vehicular access hereby permitted.
5. Notwithstanding the details shown on Drawing No. 90/039 details of a wider vehicular access associated with the parking space referred to in conditions 3 and 4 above shall be submitted to and approved by the local planning authority prior to the construction of the carport, store and vehicular access.
6. The developer shall construct the vehicular access referred to in condition 5 to the 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.
7. The vehicular access referred to in conditions 5 and 6 above shall be provided with 2.4 m x 2.4 m visibility splays to each side of the vehicular access, measured from the back edge of the grass verge (as defined by a yellow line on Drawing No. 90/039/04 into the residential curtilage of the dwellinghouse within which there shall be no obstruction to highway visibility between 600 mm and 2.0 m above the level of the grass verge.

**REASONS:**

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of safeguarding the visual amenity of the street scene.
3. To ensure that a parking space to the side of the carport is provided which ensures that a vehicle parked outside the building does not project beyond the existing fence line in the interests of safeguarding the visual amenity of the locality and highway safety.
4. To ensure that the space is suitably positioned in the interests of highway safety and for the avoidance of doubt.

REASONS CONTINUED

4/1499/90



5. To ensure that there is an adequate access to serve the parking space and for the avoidance of doubt.
6. In the interests of highways safety.
7. In the interests of highways safety, and for the avoidance of doubt.