



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1593/90

Property 100 Ltd
33 Koh I Nor Ave
Bushey
Herts

Ken A. Phillips
97 High Road
Bushey Heath
Herts
WD2 1EL

DEVELOPMENT ADDRESS AND DESCRIPTION
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115 Tile Kiln Lane, Hemel Hempstead, Herts

TWO DETACHED DWELLINGS

Your application for *full planning permission* dated 13.11.1990 and received on 13.11.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.01.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1593/90

Date of Decision: 15.01.1991



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. 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.
3. 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.
4. 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.
5. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
6. The garage shall be set back a minimum of 5.5 m from the highway boundary.
7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 4/1593/90 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
8. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-6. In the interests of highways safety.
7. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
8. To maintain and enhance visual amenity.