



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1597/90

Mr & Mrs J Hazzard
74 Bury Road
Hemel Hempstead
Herts

Raymond P Crosby
109 St Agnells Lane
Hemel Hempstead
Herts
HP2 7BG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj: 74 Bury Road, Hemel Hempstead, Herts

DETACHED DWELLING & GARAGE

Your application for *full planning permission* dated 14.11.1990 and received on 14.11.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.01.1991

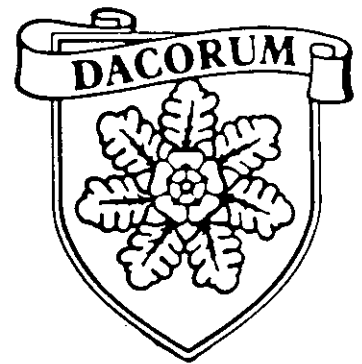
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1597/90

Date of Decision: 08.01.1991

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. Visibility splays measuring 2.4 m x 2.4 m shall be provided to each side of the access shown on Drawing No. 187/2 as 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. The area hatched yellow on Drawing No. 187/2 shall not at any time be used for the parking of vehicles.
6. Elevational details of the detached garage referred to on Drawing No. 187/2 shall be submitted to and approved in writing by the local planning authority before any work is commenced on the construction of the garages.
7. Notwithstanding the details referred to on Drawing No. 187/2 the dwelling hereby permitted shall not be occupied until a brick wall shall have been erected along the section of common boundary shown by a green line on this drawing and details of the height and appearance of the brick wall shall be submitted to and approved in writing by the local planning authority before any work is commenced on the construction of the wall.
8. A 1.8 m high fence shall be erected along the sections of common boundary marked orange and purple on Drawing No. 187/2.
9. The fences referred to in condition 8 shall be erected prior to the first occupation of the dwellinghouse hereby permitted and thereafter shall be permanently retained.
10. Sectional details through and along the private driveway and the turning area shown on Drawing No. 187/2 shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted and the private driveway shall be provided fully in accordance with the approved details.
11. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on Drawing No. 187/2 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1597/90 (Continued)

Date of Decision: 08.01.1991

12. Notwithstanding the details shown on Drawing No. 187/2 the existing line of fir trees shall be retained.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-4 In the interests of highways safety.
5. In the interests of residential amenity.
6. In the interests of residential amenity and for the avoidance of doubt.
7. In the interests of the residential amenity of No. 74 Bury Road, Hemel Hempstead.
8. In the interests of residential amenity.
9. In the interests of the residential amenity of No. 74 Bury Road, Hemel Hempstead, and for the avoidance of doubt.
10. For the avoidance of doubt.
11. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
12. In the interests of the visual amenity of the locality.