



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0008/91

Mr M R Denis
98 High Street
Tring
Herts

Mr D W Rogers
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
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98 High Street, Tring

CHANGE OF USE OF FIRST FLOOR FROM RESIDENTIAL TO OFFICES AND FORMATION OF CAR PARKING

Your application for *full planning permission* dated 21.12.1990 and received on 07.01.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

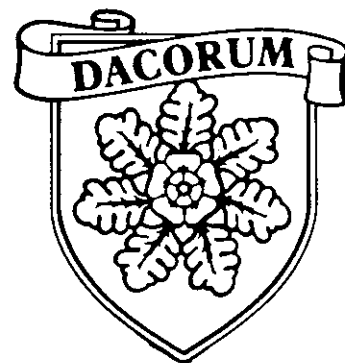
Director of Planning

Date of Decision: 14.03.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0008/91

Date of Decision: 14.03.1991



1. The proposed development would result in the loss of a satisfactory unit of residential accommodation contrary to the provisions of Policies 56 and 61 of the adopted Dacorum District Plan. There is a recognised high demand for residential sites and accommodation in Dacorum, and because of the need to operate policies of growth restraint, so restricting new housebuilding, there is a general presumption against any proposal which would reduce the existing housing stock.
2. The proposed parking area is insufficient in size to allow for satisfactory access and manoeuvring.
3. The proposed parking area adjacent to the residential amenity area of No. 95 would have a detrimental impact on the amenities at present enjoyed by residents of this and the neighbouring dwelling.