



PLANNING

Civic Centre Marlowes
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MR & MRS P REDMOND
C/O JLM ARCHITECTURAL
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00019/99/FHA

**1 STRATFORD WAY, HEMEL HEMPSTEAD, HERTS, HP3 9AS
FIRST FLOOR SIDE AND REAR EXTENSION**

Your application for full planning permission (householder) dated 06 January 1999 and received on 07 January 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 02 March 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00019/99/FHA

Date of Decision: 02 March 1999

1. Policies of the Development Plan aim to safeguard the local environment. Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft specify that development will not be permitted unless a range of criteria are satisfied. These policies are supported by the associated Environmental Guidelines for Small Extensions. The proposed development is unacceptable for the following reasons:

- (a) the design of the roof and the size and prominence of the first floor side extension will be visually intrusive within the street scene and detract from the appearance of the dwellinghouse;**
- (b) the proposed parking layout is below the required standard; the space is of inadequate depth and will prejudice pedestrian/highway safety.**