



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

D CLARKE
47 GRAVEL LANE
HEMEL HEMPSTEAD
HERTS
HP1 1SA

MR M LUTT
1 ASHTREE WAY
HEMEL HEMPSTEAD
HERTS
HP1 1QS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - /00047/99/FHA

**1 ASHTREE WAY, HEMEL HEMPSTEAD, HERTS, HP1 1QS
TWO STOREY AND SINGLE STOREY EXTENSION**

Your application for full planning permission (householder) dated 06 January 1999 and received on 12 January 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 04 March 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: /00047/99/FHA

Date of Decision: 04 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 extension would be contrary to these policies and guidelines, and is therefore unacceptable, because by reason of its size and prominence it would be visually intrusive within the street scene. It would have a dominating impact both on the existing dwelling and in relation to its current spacious environment, and it would fail to complement the original design and setting of dwellinghouse.