

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0109/96

R B Allen Esq  
Headlands  
Byways, Gravel Path  
Berkhamsted  
HERTS

Mr A.King  
Folly Bridge House  
Bulbourne  
Tring  
Herts  
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Headlands, Byways, Gravel Path, Berkhamsted

ERECTION OF 4 DETACHED DWELLINGS, CONVERSION AND EXTENSION TO EXISTING DWELLING TO FORM NURSING HOME (RESUBMISSION)

Your application for *full planning permission (householder)* dated 25.01.1996 and received on 29.01.1996 has been **REFUSED**, for the reasons set-out on the attached sheet(s).

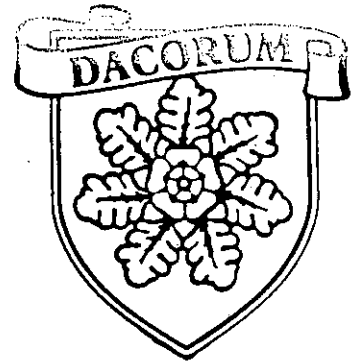
Director of Planning

Date of Decision: 16.05.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0109/96

Date of Decision: 16.05.1996



1. The increased traffic likely to be generated by the proposed development would be a potential hazard on adjacent highways which because of inadequate width and construction are unsuitable for such additional traffic. Works to bring the highway network up to an acceptable standard would result in the loss of vegetation, severely affecting the semi-rural appearance of the area, and would involve land not in the control of the applicant.
2. The proposed development is excessive for this site and would result in an unacceptable form of development, being detrimental to the visual and residential amenities of the locality. The subdivision of the plot to form two distinct and separate forms of development results in inadequate space retained around the existing property commensurate with its size. The linear form of new residential development is insufficiently informal with inadequate scope for landscaping between the two forms of development.