

**Civic Centre Marlowes,
Hemel Hempstead
Herts HP1 1HH**



RECTORY HOMES LTD
ADELAIDE HOUSE
17 HIGH STREET
THAME
OXON
OX9 2BZ

APPLICATION - 4/00113/00/OUT

SANDON, 53 STATION ROAD, TRING, HERTS, HP235NW
CONSTRUCTION OF A NEW DWELLING WITH ACCESS AND NEW ACCESS TO
53 STATION ROAD

Your application for outline planning permission dated 19 January 2000 and received on 25 January 2000 has been **REFUSED**, for the reasons set out overleaf.

Chinkarn

Director of Planning

Date of Decision: 03 March 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00113/00/OUT

Date of Decision: 03 March 2000

1. The proposed dwelling is situated in a transitional location between the original development fronting Station Road to the north and the comprehensively planned development comprising Damask Close to the south. This proposal represents a form of development which relates poorly to the established character of both the original and more recent adjacent development, contrary to the development principles set out in Part 4 of the Dacorum Borough Local Plan 1991-2011. Furthermore, serious harm to the amenities of occupiers of the new dwelling would be caused as a result of the close proximity of existing properties in Damask Close. The proposal is therefore contrary to the provisions of Policies 8 and 9 of the adopted Dacorum Borough Local Plan and Policies 9 and 10 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.