



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0121/92

D W Olney
Thirston
Gravel Path, Berkhamsted,
Herts
HP4 2PH

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

r/o Thirston, Gravel Path, Berkhamsted,,

DETACHED DWELLING WITH ACCESS OFF MEADWAY (OUTLINE)

Your application for *outline planning permission* dated 27.01.1992 and received on 03.02.1992 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 27.03.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0121/92

Date of Decision: 27.03.1992



1. The established layout of residential development on Gravel Path and Meadway in the vicinity of the application site is distinguished by detached dwellinghouses set within spacious plots. The proposed subdivision of the residential curtilage of "Thirston" would result in a cramped form of development and the proposal would therefore be incompatible with and detrimental to the character of the locality.
2. The proposed development, if permitted, would encourage further proposals for the subdivision of the residential curtilages of dwellinghouses in the vicinity of the application site which would be to the detriment of the established spacious layout and character of the locality.
3. The erection of a two-storey dwellinghouse in the position proposed would have a detrimental effect on the privacy at present enjoyed by the occupants of adjacent dwellings.
4. No provision has been made for the provision of a refuse collection point to serve the proposed dwellinghouse within 30 metres of the highway.