



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0149/91

Summit Homes Ltd  
Maybrook House, Tupwood Lane  
Caterham, Surrey

Croudace Homes, Croudace Hse  
Godstone Road  
Caterham  
Surrey

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Site of "Kinghoe" Beechcroft, "Beechcroft Cott. Chesham Rd, Berkhamsted

SUBMISSION OF RESERVED MATTERS PURSUANT TO P/P 4/1661/87 (FOURTEEN  
DWELLINGS, GARAGES, ACCESS ROAD ETC.)

Your application for *the approval of details or reserved matters* dated 30.01.1991  
and received on 31.01.1991 has been **REFUSED**, for the reasons set out on the  
attached sheet(s).

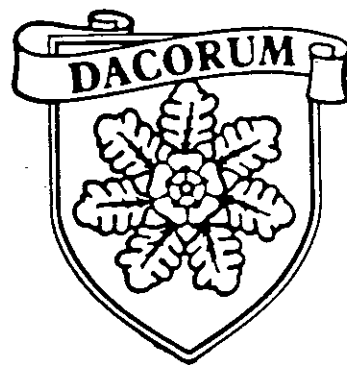
Director of Planning

Date of Decision: 15.01.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0149/91

Date of Decision: 15.01.1992



The site, distinguished by the extent of its coverage by trees and variable levels, makes a valuation contribution to the visual amenity of Chesham Road and wider views. Taking into account the site's characteristics, the local planning authority is of the opinion that the proposed number of detached dwellings is excessive and would result in the loss of trees on the site protected by a Tree Preservation Order which would be to the detriment of the amenity of the area. No information is given relating to the levels within the site. The proposed units offer a poor relationship to the adjacent properties in Alderley Court, which is positioned at a significantly higher level, resulting in a lack of privacy to the proposed units due to overlooking and overshadowing. The proposal does not provide for a satisfactory means of access.