



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0187/91

Garratt
"Sayles", Sheethanger Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj "Sayles", Sheethanger Lane, Hemel Hempstead,
DETACHED DWELLING (OUTLINE)

Your application for *outline planning permission* dated 11.02.1991 and received on 11.02.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

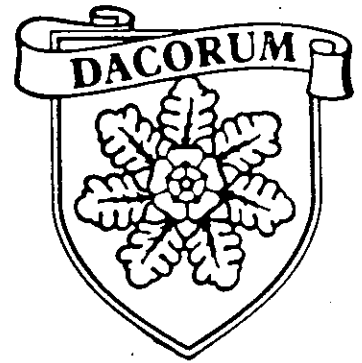
Director of Planning

Date of Decision: 10.04.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0187/91

Date of Decision: 10.04.1991



1. The sub-division of the residential curtilage of "Sayles" will result in a cramped form of development which will detract from the spacious layout of housing within the locality which generally features detailed dwellinghouses occupying comparatively large plots.
2. If permitted a precedent will be established for other similar developments which the local planning authority will find difficult to resist and consequently there would be a gradual erosion of the existing housing layout to the long term detriment of the existing character of the locality.
3. The positioning of a dwelling on the plot would be detrimental to the residential amenity of existing adjoining dwellinghouses by reason of the loss of privacy.
4. The residential curtilage of the proposed dwellinghouse would have inadequate privacy due to the closeness and position of rear windows of "Sayles".