



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

GORDON J SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

MR I GORMAN
4 WOODFARM ROAD
HEMEL HEMPSTEAD
HERTS
HP2 4LG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00190/99/FHA

4 WOODFARM ROAD, HEMEL HEMPSTEAD, HERTS, HP2 4LG
SINGLE AND TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 03 February 1999 and received on 04 February 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 31 March 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00190/99/FHA

Date of Decision: 31 March 1999

1. Policies of the Development Plan aim to safeguard the local environment and highway safety. Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft specify that development will not be permitted unless a range of criteria are satisfied. These policies are supported by the associated Guidelines for Small Extensions. The proposal represents a cramped form of development, due to the following:

- (a) The parking layout shown by the submitted plan is below the required standard because:**
 - (i) the parking space in front of the proposed garage is of inadequate depth and the use of this parking space will prejudice pedestrian/highway safety;**
 - (ii) the increase in the number of bedrooms requires an additional off street parking space, but the submitted plan shows that that this cannot be provided.**

- (b) Extensions should be subordinate in terms of scale and height to the parent building and new development should be appropriate in terms of design, scale, bulk and height in relation to adjoining dwellinghouses. Furthermore, it must not harm the neighbourhood and must avoid visual intrusion. Due to the scale, height and position of the extension there will be a significant reduction in the existing level of separation between the existing flank wall of the dwellinghouse and the residential curtilage of No. 6 Woodfarm Road. The closeness, height and unbroken length of brickwork of the north western flank of the proposed extension would be visually intrusive in relation to the rear of No.6 Woodfarm Road, creating a dominating impact.**