



Johnson and Partners
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Herts
HP1 3AA

Applicant:
Mr Y Ullah
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Hemel Hempstead
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HP2 7NF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00196/97/FUL
CHANGE OF USE OF GROUND FLOOR FROM SHOP TO SHOP FOR SALE OF
HOT FOOD
30 WATERSIDE KINGS LANGLEY HERTS

Your application for full planning permission dated 6 February 1997 and received on 11 February 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 15 April 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00196/97/FUL

Date of Decision: 15 April 1997

1. The proposed use would attract a significant amount of vehicular and pedestrian traffic to the site which would, particularly during the evening, cause disturbance to occupants of surrounding dwellings reducing their amenities to a level below that which they would normally expect to enjoy. The proposal would therefore be contrary to the aims of Policies 8 and 42 of the Dacorum Borough Local Plan.
2. The air purification system proposed is not adequate. The low discharge point proposed would not allow sufficient dilution of odours. The proposed use would therefore be likely to produce smell nuisance which would significantly detract from the amenities of nearby dwellings and businesses. The proposal would therefore be contrary to the aims of Policies 8 and 42 of the Dacorum Borough Local Plan.
3. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority. The proposed takeaway use is likely to generate a demand for short stay on-street parking; this is likely to exacerbate existing parking problems in the vicinity of the site which would result in consequential inconvenience and danger to road users.