

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0199/95

Dr & Mrs R Hurst  
15 Pie Garden  
Flamstead  
Herts  
AL3 8BP

Hewitt Overall Associates  
82 High Road  
Wormley  
Herts  
EN10 6DU

DEVELOPMENT ADDRESS AND DESCRIPTION  
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15 Pie Garden, Flamstead, Herts

SINGLE STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 20.02.1995 and received on 22.02.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

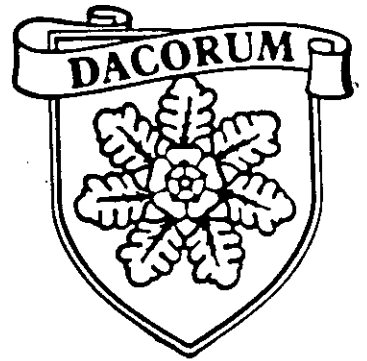
Director of Planning

Date of Decision: 26.04.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0199/95

Date of Decision: 26.04.1995



1. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
2. Due to the juxtaposition of members 15 & 16 Pie Gardens the proposed development would result in a partial closing of an important visual gap between the two dwellings. This would be detrimental to the street scene and general character of the area.
3. The proposed represents an excessive form of development which would detract from the form and general character of the area.

**NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER**