



PLANNING

Mr. D. Clarke
47 Gravel Lane
Hemel Hempstead
Herts
HP1 1SA

Applicant:
Mrs D Robinson
457 London Road
Hemel Hempstead
Herts

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00212/97/FUL
DETACHED DWELLING
457 LONDON ROAD R/O, HEMEL HEMPSTEAD HERTS**

Your application for full planning permission dated 14 February 1997 and received on 14 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: 3 June 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00212/97/FUL

Date of Decision: 3 June 1997

The Environmental Guidelines of the Dacorum Borough Local Plan specify a range of criteria that are applicable to new housing development. Set against these criteria the site is inadequate to accommodate satisfactorily the proposed dwelling which would be served by a garden of a size incompatible with the Guidelines. As a result, the proposal represents a cramped form of development.