



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0217/94

Chipperfield Land Co Ltd
Chipperfield
Kings Langley
Herts
WD4 9ER

Lardi Cox And Partners
Maylands House,
Maylands Avenue,
Hemel Hempstead,
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land Adj Paddock Cottage, Chapel End Lane, Wilstone

ERECTION OF 10 DWELLINGS, FORMATION OF ACCESS, ACCESS ROAD AND PARKING.

Your application for *full planning permission* dated 14.02.1994 and received on 16.02.1994 has been *REFUSED*, for the reasons set out on the attached sheet(s).

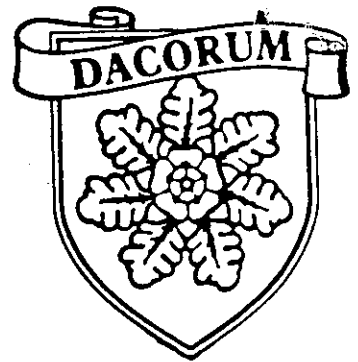
Director of Planning

Date of Decision: 21.04.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0217/94

Date of Decision: 21.04.1994



1. The size and bulk of the proposed dwellings are considered to be incompatible with the sensitive location of the application site on the edge of the village, adjacent to a part of the Conservation Area and adjacent to listed buildings.
2. The size and number of the proposed dwellings are likely to generate a degree of additional vehicular movement which will have an adverse impact on the character of Chapel End Lane and the safety of other road users and pedestrians.
3. The access to the application site will necessitate the loss of a considerable length of the boundary hedge to Chapel End Lane, which will have a detrimental impact on the appearance and character of both the site and the surrounding Conservation Area.
4. The siting of the dwellings on plots 1 and 10 encroach on the crown spread of a number of trees within the Chapel End Lane boundary hedge, such that they are likely to have an impact on the long term stability of the trees. Loss of trees within the boundary hedge will have an adverse impact on the appearance of the locality.