

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0228/92

Templeton W C S M
The Home Farmhouse
Steeple Barton
Oxon
OX6 3QN

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land at Cuffley Court, Hemel Hempstead.

ERECTION OF FIFTEEN GARAGES

Your application for *full planning permission* dated and received on 28.02.1992 has been *REFUSED*, for the reasons set out on the attached sheet.

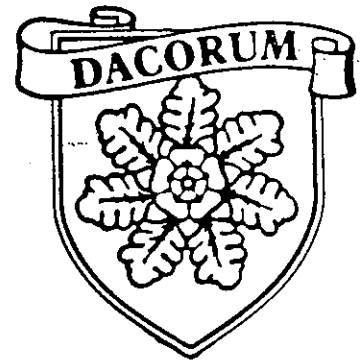
Director of Planning.

Date of Decision: 15.04.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0228/92

Date of Decision: 15.04.1992



1. Policies of the Hertfordshire County Structure Plan 1986 Review, the Dacorum District Plan and the Dacorum Borough Local Plan Deposit Draft aim to ensure that, inter alia, developments can be assimilated within existing parts of the urban areas of the Borough without causing visual harm. The proposed garage blocks will, by reason of their prominence and design, detract from the visual amenity of the locality and will consequently not accord with the Council's policies relating to new development.
2. Policies of the Development Plans referred to in Reason 1 also aim to safeguard residential amenity. The proposed garage blocks in particular that adjoin 101-105 Cuffley Court, will by reason of their design and position, be detrimental to the residential amenity of the locality and will consequently not accord with the Council's policies relating to new development.