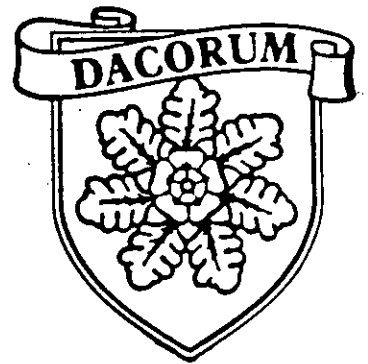


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0240/95

R A Garner
143 Great Elms Road
Hemel Hempstead
Herts

Leslie Gear & Associates
The Studio
Common Road
Studham
Dunstable
Beds.

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

143 Great Elms Road, Hemel Hempstead, Herts

GARAGE

Your application for *full planning permission (householder)* dated 23.02.1995 and received on 01.03.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

A handwritten signature in black ink, appearing to read 'A. B. B. B.', is written over the printed name of the Director of Planning.

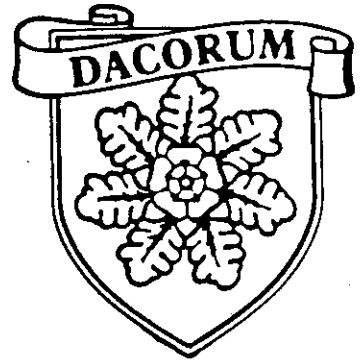
Director of Planning

Date of Decision: 19.04.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0240/95

Date of Decision: 19.04.1995



Policies of the Development Plan aim to safeguard the residential character of the Borough and ensure that highway safety is not prejudiced. It is expected that all new proposals will be compatible with existing development in terms of size and site coverage. This proposal is unacceptable due to the excessive site coverage of the garage and driveway. These are incompatible with the existing dwellinghouse and the residential surroundings. In addition there will be a substandard access which will prejudice pedestrian safety.