



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0242/94

P Neal
7 Bargrove Avenue
Hemel Hempstead
Herts.

Palmers Architectural Services
40 High Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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7 Bargrove Avenue, Hemel Hempstead, Herts

TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

Your application for *full planning permission (householder)* dated 21.02.1994 and received on 21.02.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

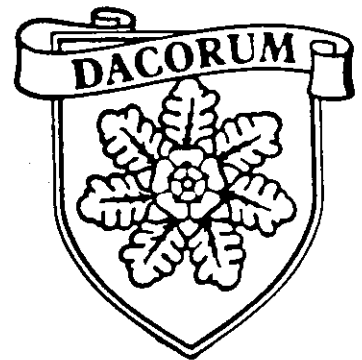
Director of Planning

Date of Decision: 15.04.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0242/94

Date of Decision: 15.04.1994



Policies of the Development Plan aim to safeguard the residential character of the Borough and ensure that the adopted parking standards are satisfied. To this effect Policy 8 of the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications specifies that development will not be permitted if it fails to satisfy a range of criteria. Of those listed, it is expected that a new development will harmonize with the general character of the area, avoids visual harm and provides adequate parking. No. 7 occupies a prominent position within the residential street scene whereby the gap between its western flank wall and the common boundary with No. 8 provides an important visual break. The proposal, by reason of its massing and position will eliminate this gap, to the detriment of the street scene, resulting in a cramped form of development which will be dominant, in contrast to the role of the existing gap which complements the character of the locality. The enlarged dwellinghouse will not be served by adequate parking provision in accordance with the Council's parking standards.