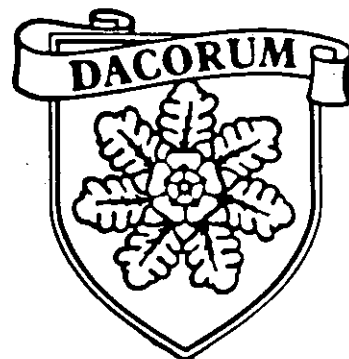


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0268/93

K Hay
c/o Cerezo
Stoke Row
Henley on Thames
RG9 5QD

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

rear of South Hill Church, Cemetery Hill, Hemel Hempstead

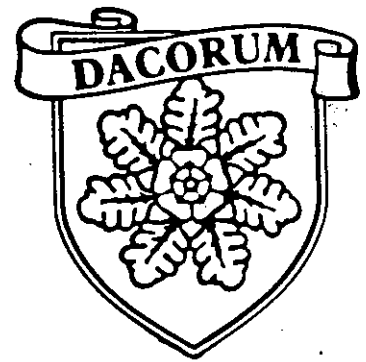
ERECTION OF PLAYGROUP BUILDING AND CAR PARKING (OUTLINE)

Your application for *outline planning permission* dated and received on 26.02.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 22.04.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0268/93

Date of Decision: 22.04.1993

1. The site forms part of an important area of designated Open Land of high visual quality providing an attractive break in an otherwise built-up area adjoining the town centre. The visual quality of the open land is due to its location, steeply sloping and consequently elevated nature and the collective effect of its trees. The layout of the proposed development will result, in both the immediate and long term, in damage to and loss of some of the trees, which as a group are visible from a range of vantage points. This loss will be to the long term detriment of the appearance and role of this important area of open land, so close to and clearly visible from the centre of Hemel Hempstead. If permitted, a precedent could be established for the further attrition of this valuable asset.
2. The access to the site on to Cemetery Hill is sub-standard and is inadequate and unsuitable for use by the traffic likely to be generated by the proposal. Consequently, the development is likely to give rise to conditions prejudicial to highway safety.
3. The proposed site layout fails to meet adopted guidelines for car parking provision which have been adopted by the local planning authority.
4. The development will result in the loss of the holly hedge to the rear of No. 1 Cemetery Hill, to the detriment of the residential amenity of this dwellinghouse.