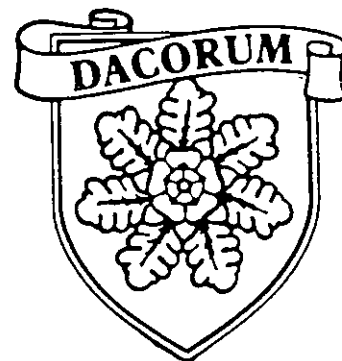


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0276/91

K.Wymer  
18 Cleves Road  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Adj. 18 Cleves Road, Hemel Hempstead,  
DETACHED DWELLING (OUTLINE)

Your application for *outline planning permission* dated and received on 01.03.1991  
has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 23.04.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0276/91

Date of Decision: 23.04.1991



The proposed erection of a two storey dwellinghouse represents an inappropriate form of development on this inadequate and prominent site for the following reasons:-

1. The position of the dwellinghouse and tree planting will obstruct forward visibility on the curve of the bend of Cleves Road and will therefore be prejudicial to highway safety.
2. Cars parked within the allocated parking area will obstruct forward visibility on the curve of the bend of Cleves Road and will therefore be prejudicial to highway safety.
3. It will not be possible to provide a 2.4m x 2.4m visibility splay (as measured from the back edge of the footpath) on the eastern side of the proposed access, the lack of which will be prejudicial to highway safety.
4. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
5. The dwellinghouse by reason of its prominent position on this comparatively small plot will appear cramped within the street scene and involve the loss of an attractive open area to the detriment of the visual amenity of the locality.