



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0279/93

Mrs M Payne
20 Astley Road
Hemel Hempstead
Herts

Aitchisons
154 High Street
Berkhamsted
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
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Rear of 20 Astley Road, Hemel Hempstead, Herts

TWO SEMI DETACHED HOUSES (OUTLINE)

Your application for *outline planning permission* dated 01.03.1993 and received on 02.03.1993 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: 4/0279/93

Date of Decision: 22.04.1993

1. Access to the proposed development is inadequate. Sight lines of 2.4m x 35m are required, and the required visibility splays affect land at numbers 22, 14 and 12 Astley Road, involving reductions in height of hedges and walls to 600mm or less above carriageway level, that is 450mm or less above footway level. As these properties are not within the applicant's control, these sightlines are not achievable.
2. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
3. The use of the access road adjoining the eastern side of No. 20 Astley Road would be seriously detrimental to the amenity of Nos. 14, 20 and 22 Astley Road by reason of noise and disturbance.
4. In the absence of precise details of gradients and levels across the site the local planning authority is not satisfied that the proposed dwellings could be constructed without appearing unacceptably visually prominent when viewed from properties in both Astley Road and Cemmaes Court Road and Gadebury.