

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



GORDON J SCOTT FRICS  
2 GRANGE ROAD  
TRING  
HERTS  
HP23 5JP

MR & MRS P TRASLER  
46 MANORVILLE ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP3 0AP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00319/00/FHA

46 MANORVILLE ROAD, HEMEL HEMPSTEAD, HERTS, HP3 0AP  
SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS

Your application for full planning permission (householder) dated 18 February 2000 and received on 21 February 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barnard'.

Director of Planning

Date of Decision: 13 April 2000

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00319/00/FHA**

**Date of Decision: 13 April 2000**

**1. Policies of the Development Plan aim to safeguard the local environment and highway safety. Policy 8 of the Dacorum Borough Local Plan and Policy 9 of Dacorum Borough Local Plan 1991- 2011 Deposit Draft specify that development will not be permitted unless a range of criteria are satisfied. The proposal is unacceptable because:**

- (a) the parking space in front of the garage is of inadequate depth and the use of this parking space will further prejudice pedestrian and highway safety associated with the existing access which currently lacks adequate visibility;**
- (b) extensions must not harm the neighbourhood and must avoid visual intrusion - however, the side elevation of the proposed development would appear overbearing and oppressive in relation to 44 Manorville Road and would have an over dominant and harmful impact on the residential amenities currently enjoyed by the occupants of this dwellinghouse.**