



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MRS INGRID NORRIS
10 SEBRIGHT ROAD
HEMEL EHMPSTEAD
HERTS
HP1 1QY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00364/99/OUT

ADJ. 10, SEBRIGHT ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1QY
DETACHED DWELLING

Your application for outline planning permission dated 25 February 1999 and received on 01 March 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 29 April 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00364/99/OUT

Date of Decision: 29 April 1999

1. Sebright Road is an established residential area featuring a mix of residential properties comprising semi detached and detached dwellinghouses of varying ages complemented by landscaping within the street scene. The layout of 10 Sebright Road has a front garden with off street parking to the side of the dwelling which contributes to the more spacious form of development on the western side of Sebright Road.

The proposed development would introduce a dwelling on a narrow plot of land, compared to others on the western side of Sebright Road, with limited physical separation between the proposed and the existing dwelling as such the development would appear cramped and out of keeping with the established residential character of this part of Sebright Road.

The development would therefore be contrary to Policy 8 of the Dacorum Borough Local Plan, Policy 9 of the Dacorum Borough Local Plan Deposit Draft and the associated Environmental Guidelines which expect all development proposals to respect the townscape, density and general character of the area in which it is set and that development should avoid harm to the surrounding neighbourhood through visual intrusion.

2. The formation of hardstandings within the front gardens of the proposed and existing dwelling, the associated loss of existing planting and no space for new landscaping would significantly detract from the appearance of the street scene.