



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR G SPICER & MR B HUTTON
C/O SQUIRRELS
GREENACRES
HEMEL HEMPSTEAD
HERTS
HP2 4NA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00367/99/FUL

SQUIRRELS & TWO HEDGES, GREENACRES, HEMEL HEMPSTEAD, HERTS
ERECTION OF TWO DETACHED HOUSES WITH GARAGES, AND RELOCATION
OF AN EXISTING GARAGE

Your application for full 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: 20 April 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00367/99/FUL

Date of Decision: 20 April 1999

1. The proposed development would introduce two dwellings into the rear gardens of Squirrels and Two Hedges, Greenacres. These dwellings would be poorly related to the form, layout and general character of the surrounding development, which is characterised by development fronting the road in a line. The erection of two dwellings in this backland location would significantly detract from the character and appearance of the area, contrary to the policies contained in the adopted Dacorum Borough Local Plan and Supplementary Planning Guidance on Development in Residential Areas, and in the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

2. The erection of two dwellings in the location proposed would result in overlooking of the adjacent dwellings, Squirrels and Holly Cottage, which would significantly reduce the residential amenities currently enjoyed by the occupants of the these dwellings to a level below that which they should reasonably expect to enjoy. As such the development is contrary to policies contained in the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft.