



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0382/92

D Phillips
24 High Street
Bovingdon
Herts
HP3 0HH

DEVELOPMENT ADDRESS AND DESCRIPTION
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24 High Street, Bovingdon

DEMOLITION OF EXISTING OFFICES AND REDEVELOPMENT AS THREE FLATS AND ONE SHOP
(TWO STOREY)

Your application for *full planning permission* dated 30.03.1992 and received on 31.03.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

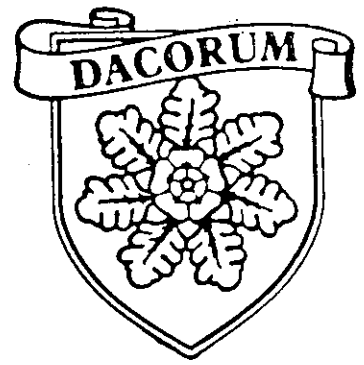
Director of Planning

Date of Decision: 04.06.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0382/92

Date of Decision: 04.06.1992



Policies of the Development Plan aim to safeguard and enhance the existing character of the Borough. The proposal represents a gross overdevelopment of the site which will be contrary to such policies, in particular Policies 8 and 9 of the Dacorum Borough Local Plan Draft Deposit and Policies 18 and 66 of the adopted Dacorum District Plan. By reason of its position, excessive site coverage, prominence, height, massing, relationship to the adjoining development, lack of soft landscaping, inadequate amenity space and parking facilities, the development will introduce a totally inappropriate form of development, which will be incongruous within the street scene, fail to respect the setting of the site and the existing visual quality of this village location, adversely affect the residential amenity of nearby dwellinghouses and consequently be permanently detrimental to the character of Bovington. Moreover, this excessive redevelopment will result in the loss of an employment site which will be contrary to other policies of the Development Plans.