


PLANNING



Mr A King
Folly Bridge House
Bulbourne
TRING
Herts
HP23 5QG

Applicant:
MR S RAYNER
1 WESTWICK CLOSE,
PANCAKE LANE,
HEMEL HEMPSTEAD,
HERTS,
HP2 4NH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00421/97/FUL
DETACHED HOUSE
1 WESTWICK CLOSE, PANCAKE LANE, HEMEL HEMPSTEAD, HERTS, HP2 4NH

Your application for full planning permission dated 14 March 1997 and received on 20 March 1997 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 23 May 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00421/97/FUL

Date of Decision: 23 May 1997

1. The proposed development would introduce a dwelling in the rear garden of 1 Westwick Close. This dwelling would be poorly related to the form, layout and general character of the surrounding development, which is characterised by long well landscaped gardens, which gives the appearance of a spacious semi rural location. The erection of a dwelling in this location would significantly detract from the character and appearance of the area which would be contrary to the policies contained in the adopted Dacorum Borough Local Plan.
2. The proposed development would have a detrimental impact on a number of trees in the immediate area, the most significant being an Ash tree located on the boundary of the site and a Cherry tree in the rear garden of 2 Westwick Close. The proposed development would lead to either a loss of the trees or pressure for extensive pruning which would significantly detract from the character and appearance of the area, contrary to policies contained in the adopted Dacorum Borough Local Plan.
3. Inadequate on-site car parking would be provided for the existing dwelling. A shortfall in car parking would result in car parking on the adjoining highway which would lead to conditions of highway danger to those using the highway.