



PLANNING

MR A SIMPSON
TWIGDEN HOMES SOUTHERN HOUSE
THE WHARF
GODALMING
SURREY
GU7 1HU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00463/97/FUL
ERECTION OF 8 DWELLINGS, GARAGES, ROADS AND ACCESS
LAND OFF FELDEN LANE, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BA

Your application for full planning permission dated 27 March 1997 and received on 1 April 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: 19 June 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00463/97/FUL

Date of Decision: 19 June 1997

The policies of the Development Plan aim to safeguard and enhance the environment of Dacorum. A key expectation relating to new residential development as set out in the Dacorum Borough Local Plan Environmental Guidelines is that there should be sufficient space around residential buildings in order to avoid a cramped layout. Taking into account the combination of the site considerations and position of the proposed dwellings, a cramped relationship will be created between Units 8 and 9 and between 6 and 7 to the detriment of the appearance of the street scene.