



PLANNING

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

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00464/97/FUL
ERECTION OF ONE DWELLING, GARAGE 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: 14 July 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00464/97/FUL

Date of Decision: 14 July 1997

The policies of the development plan aim to safeguard and enhance the environment of Dacorum. The proposed dwellinghouse will occupy a key gateway position at the junction between Felden Lane and the access road which has previously been granted planning permission to serve residential development in the area. By reason of the combined effect of the prominent position, angle, massing and layout of the proposal, the development will be incompatible with the existing established residential environment. It will represent a cramped form of development which will:

- a) detract from the appearance, and conflict with the layout, of the immediate area; *
- b) be detrimental to the residential amenity of 'Amabilis' by reason of overlooking, resulting in a loss of privacy, and by virtue of its' overbearing impact.