

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR D CARLIN
57 POPPY ROAD
PRINCES RISBOROUGH
BUCKS
HP27 9DB

MR & MRS BRAND
66 BEACONSFIELD ROAD
TRING
HERTS
HP23 4DW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00467/00/FHA

66 BEACONSFIELD ROAD, TRING, HERTS, HP234DW
FIRST FLOOR REAR EXTENSION

Your application for full planning permission (householder) dated 08 March 2000 and received on 10 March 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barnard'.

Director of Planning

Date of Decision: 03 May 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00467/00/FHA

Date of Decision: 03 May 2000

1. The proposed side dormer extension by virtue of its siting, design, fenestration and materials would appear an obvious and unduly obtrusive addition that would detract from the character and design of the dwelling and its neighbouring partner in a manner that would harm the visual amenities of the locality, contrary to Policies 8 and 9 and Section 10 of the Environmental Guidelines of the adopted Dacorum Borough Local Plan and Policies 9 and 10 and Section 10 of the Environmental Guidelines of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

2. The proposed first floor rear extension, in tandem with existing rear extensions, would create an excessive degree of enclosure to the rear living room bay window of the neighbouring dwelling, and would appear overdominant when viewed from this window and from the garden area of the neighbouring dwelling, contrary to Policies 8 and 9 and Section 10 of the Environmental Guidelines of the adopted Dacorum Borough Local Plan and Policies 9 and 10 and Section 10 of the Environmental Guidelines of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

NOTE:

Had there been no objections to the proposal, additional information on the appearance of the west elevation of the proposed extension would have been required in order to determine the application.