



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0484/96

Mr R Willett  
High Oak Lodge  
Cross Oak Road  
Berkhamsted  
Herts

The Drawing Office  
7 Woodstock Close  
Bedgrove  
Aylesbury  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

High Oak Lodge, Cross Oak Road, Berkhamsted

CONVERSION OF GARAGE TO HABITABLE ROOM, SINGLE STOREY SIDE EXTENSION AND NEW  
DOUBLE GARAGE

Your application for *full planning permission (householder)* dated 04.04.1996 and received on 12.04.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 03.06.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0484/96

Date of Decision: 03.06.1996



1. The proposed garage, would by virtue of its size and position forward of the existing dwelling, constitute an intrusive feature in the street scene to the detriment of the character and appearance of the area.
2. The proposed garage would be located in close proximity to an existing oak tree on the site which is the subject of a Tree Preservation Order. The proposed works for the construction of the garage would be contrary to the recommendations of British Standard 5837:1991 "Trees in Relation to Construction" and would prejudice the health and retention of the tree.
3. The submitted plans are misleading due to discrepancies between the site location plan, block plan and detailed plan with regard to the size and position of the garage.