

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



P WELLS
45 CHARTLEY AVENUE
STANMORE
MIDDLESEX
HA7 3RB

MR & MRS J LEE
87 HEMPSTEAD ROAD
KINGS LANGLEY
HERTFORDSHIRE
WD4 8BS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00532/00/FHA

87 HEMPSTEAD ROAD, KINGS LANGLEY, HERTFORDSHIRE, WD4 8BS
FIRST FLOOR SIDE EXTENSION

Your application for full planning permission (householder) dated 18 March 2000 and received on 22 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: 06 June 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00532/00/FHA

Date of Decision: 06 June 2000

1. Policies of the Development Plan aim to safeguard the residential character of the Borough. To this effect Policy 8 of the Dacorum Borough Local Plan 1995 and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft specify that development will not be permitted if it fails to satisfy a range of criteria. In particular, new development should respect the townscape, density and general character of the area and avoid visual harm. No. 87 occupies a prominent position in the street scene in Hempstead Road. Furthermore, the gap at first floor level between the northern flank wall of the application property and the southern flank wall of the adjoining property (No. 89) is an important feature within this street scene. The proposed first floor extension, by reason of its position and size, will reduce this gap to the detriment of the appearance of this important part of the street scene. The proposal is therefore detrimental to the character of the street scene and contrary to Policy 8 of the Dacorum Borough Local Plan 1995 and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.