

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



RONALD ASSOCIATES
111 HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AH

MR G PAYNE
6 CRAWLEY DRIVE
HEMEL HEMPSTEAD
HERTS
HP2 6BS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00535/00/FUL

6 CRAWLEY DRIVE, HEMEL HEMPSTEAD, HERTS, HP2 6BS
CONSTRUCT NEW DWELLING, ALTERATIONS TO EXISTING TERRACED
HOUSE

Your application for full planning permission dated 21 March 2000 and received on 23 March 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barnett'.

Director of Planning

Date of Decision: 09 June 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00535/00/FUL

Date of Decision: 09 June 2000

- 1. The proposed dwelling would be located under branches of the adjacent Norway Maple trees which are the subject of a Tree Preservation Order. The proposed extension would therefore lead to pressure for repeated cutting back or possible removal of these trees, which would have a seriously adverse effect on the visual amenity of the area. The development would therefore be contrary to Policy 94 of the Dacorum Borough Local Plan and Policy 100 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and to advice contained in DoE Circular 36/78 (Trees and Forestry).**
- 2. The proposed dwelling does not meet the requirements of Part M of the Building Regulations (Access and facilities for the disabled). The application site is barely adequate to accommodate the proposed dwelling as designed, and the local planning authority is not satisfied that it would be possible to design a dwelling to meet the required standards under the Building Regulations without resulting in either an unduly cramped development or over-development of the site.**