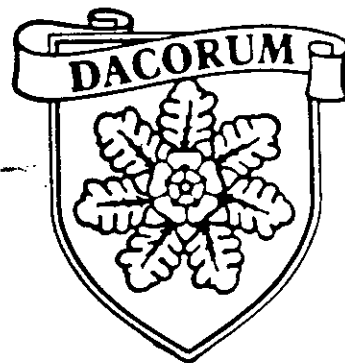


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0541/92

Rice Brothers (Builders) Ltd
173 Hempstead Road
Watford
Herts
WD1 3HG

Wakelin Associates
The Old School House
Bridge Road, Hunton Bridge
Kings Langley, Herts
WD4 8RQ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

R/O 42/46 Ellingham Road, Hemel Hempstead,

TWO SEMI-DETACHED HOUSES

Your application for *outline planning permission* dated 05.05.1992 and received on 07.05.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

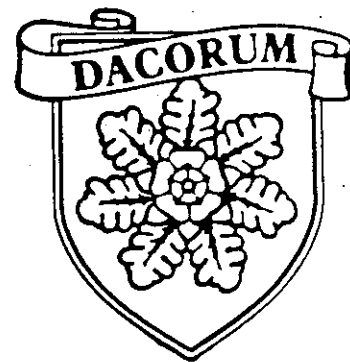
Director of Planning

Date of Decision: 02.06.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0541/92

Date of Decision: 02.06.1992



1. The proposed development represents a gross overdevelopment of the site which would adversely affect the visual and general amenities of surrounding properties and would be detrimental to the overall visual appearance of Rutland Gardens.
2. The proposed car parking and access arrangements are unsatisfactory.