



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CLASSIC HOMES (HERTS) LTD
80A VICTORIA STREET
ST ALBANS
HERTS
AL1 3XH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00597/98/FUL

ADJ. BAPTIST CHURCH, BUCKWOOD ROAD, MARKYATE, ST. ALBANS, HERTS
ERECTION OF EIGHT RESIDENTIAL UNITS, FOUR GARAGES AND ANCILLARY
PARKING

Your application for full planning permission dated 31 March 1998 and received on 31 March 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 11 June 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00597/98/FUL

Date of Decision: 11 June 1998

- 1. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities, in accordance with the Environmental Guidelines in the Dacorum Borough Local Plan.**
- 2. The proposal would have a seriously detrimental effect on the general character and appearance of the Markyate Conservation Area. The proposed development has a poor relationship with the adjacent properties, and will be detrimental to the amenities of the adjacent residential bungalow and the setting of the Baptist Church.**
- 3. The proposal would have a detrimental effect on Markyate Footpath No.14 by virtue of its limited width and enclosure by a 1.8 m high fence along the western boundary, resulting in a narrow enclosed space unattractive to users.**
- 4. The proposal is likely to give rise to conditions prejudicial to highway safety as it does not provide satisfactory visibility to enable drivers to leave the development safely. In addition, the provision of a continuous dropped kerb enables cars to manoeuvre and park on the footway, which would be prejudicial to pedestrian safety.**