

Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00618/00/FHA

**11 LARKSPUR CLOSE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 2HP
TWO STOREY SIDE EXTENSION**

Your application for full planning permission (householder) dated 29 March 2000 and received on 30 March 2000 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 24 May 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00618/00/FHA

Date of Decision: 24 May 2000

1. Policies of the development plan aim to safeguard the local environment. Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2001 Deposit Draft specify that development will not be permitted unless a range of criteria are satisfied. The proposal represents a cramped form of development and fails to meet these criteria for the following reasons:

- (a) extensions should be appropriate in terms of design, scale, bulk and height in relation to adjoining dwellinghouses; due to the position of this two storey development there will be a reduction in the original spacing between the existing dwellinghouse and the rear of No. 9 Larkspur Close. The closeness, height and length of the extension and the resultant massing will create an unbroken expanse of brickwork which will be detrimental to the residential amenity of No. 9 Larkspur Close and which will have an oppressive, overbearing and visually intrusive impact on that property.**
- (b) there is inadequate parking within the curtilage of the dwellinghouse.**