



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0633/96

Mrs S J Gervaise-Jones
The Close
30 Chipperfield Road
Bovingdon
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land rear of 30 Chipperfield Road, Bovingdon, Herts

TWO DETACHED DWELLING HOUSES (OUTLINE)

Your application for *outline planning permission* dated 14.05.1996 and received on 15.05.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 05.07.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0633/96

Date of Decision: 05.07.1996



In the assessment of any new development S.54 of the Town and Country Planning Act 1990, requires that, unless material considerations indicate otherwise, an application for planning permission shall be determined in accordance with the policies of the Development Plan. Relevant policies in this case aim to ensure that highway safety is not prejudiced and that new development is assimilated within the existing environment. The proposal fails to accord with the Development Plan as..

- (1) The local planning authority is not satisfied that the existing access to the application site is satisfactory in visibility terms to accommodate traffic generated by a further two dwellings, and the subsequent increase in traffic movements from the Chipperfield Road junction will result in conditions prejudicial to highway safety.
- (2) The tandem form of development proposed will require a vehicular access to run along the side and rear of No. 30 Chipperfield Road which will result in a significant loss of amenities to occupiers of this property by way of general noise and disturbance, and reduced curtilage.