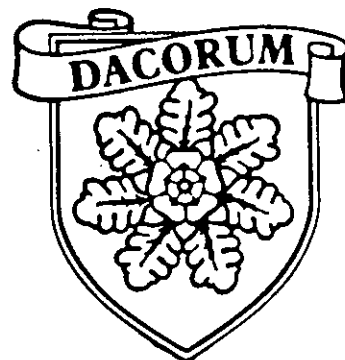


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0682/91

Mr A P J Mitchell  
99 George Street  
Berkhamsted  
Herts


Mr J Mitchell  
Fouracres, Blackthorne Lane  
Ballinger  
Bucks  
HP16 9LN

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land r/o 99 George St, Berkhamsted,

DEMOLITION OF COMMERCIAL BUILDING AND ERECTION OF DWELLING WITH GARAGE (OUTLINE)

Your application for *outline planning permission* dated 03.05.1991 and received on 21.05.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

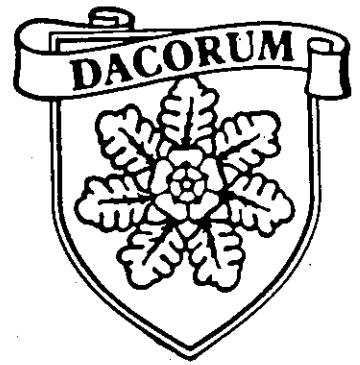
  
Director of Planning

Date of Decision: 24.06.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0682/91

Date of Decision: 24.06.1991



1. The site is of insufficient size to accommodate satisfactorily the proposed dwelling together with the necessary private amenity space. Thus, the proposal is unacceptable in terms of Policy 18 of the Dacorum District Plan and Policies 18 and 19 of the Draft Dacorum Borough Local Plan and would result in a cramped form of development which would be detrimental to the amenity of both the proposed, and existing dwellings.
2. The proposed development would be detrimental to the residential amenity of the dwellinghouse in Cambridge Terrace by reason of overlooking.