



**PLANNING**  
Civic Centre Marlowes  
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MR D CLARKE  
47 GRAVEL LANE  
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Applicant:  
MR A BROADHEAD  
4 BARDS CORNER  
HEMEL HEMPSTEAD  
HERTS  
HP1 3RR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00686/99FHA

4 BARDS CORNER, HEMEL HEMPSTEAD

TWO STOREY EXTENSION

Your application for full planning permission (householder) dated 12 April 1999 and received on 16 April 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 11 June 1999

## **REASONS APPLICABLE TO APPLICATION: 4/00686/99FHA**

Date of Decision: 11 June 1999

1. Policies of the development plan aim to safeguard the local environment. Policy 8 of the Dacorum Borough Local Plan and 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 spacing between the existing dwellinghouse and the rear of houses in The Sonnets. The closeness, height and length of the development and the resultant massing will create an unbroken length of brickwork which will be visually intrusive and detrimental to the nearby houses in The Sonnets.
  - (b) the enlargement of the parking and turning area will adversely affect the adjoining preserved trees, and the absence of additional parking provision will mean that there will be inadequate parking to serve the extended dwellinghouse.
  - (c) the position of the first floor side window will result in a loss of privacy to 3 Bards Corner by reason of overlooking.