



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR G HARDY  
10 SOUTH HILL ROAD  
HEMEL HEMPSTEAD  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00723/99/OUT

280 NORTHRIDGE WAY, HEMEL HEMPSTEAD, HERTS, HP1 2AU  
NEW DWELLING, REPLACEMENT GARAGE AND ACCESS

Your application for outline planning permission dated 20 April 1999 and received on 22 April 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 07 July 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00723/99/OUT**

Date of Decision: 07 July 1999

- 1. The proposal represents an overdevelopment of the site and would affect adversely the visual and general amenities and detract from the character of the area.**
- 2. The sub-divided plot is of insufficient size to accommodate satisfactorily the necessary amenities and vehicle parking facilities for both dwellings.**