

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0752/94

H Dent Esq  
26 Glenview Road  
Boxmoor  
Herts

Mr P R Scarrott  
169 Bideford Green  
Linslade  
Leighton Buzzard  
LU7 7TS

DEVELOPMENT ADDRESS AND DESCRIPTION  
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26 Glenview Road, Hemel Hempstead, Herts

FIRST FLOOR REAR EXTENSION

Your application for *full planning permission (householder)* dated 02.06.1994 and received on 06.06.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

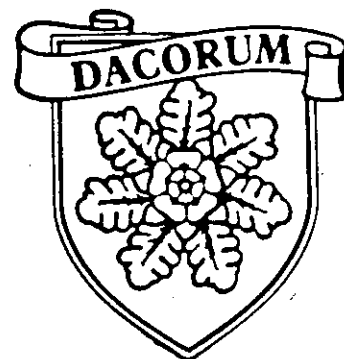
Director of Planning

Date of Decision: 28.07.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0752/94

Date of Decision: 28.07.1994



Policies of the Development Plan aim to safeguard the residential and visual amenity of the Borough and in this respect extensions are expected to harmonise with the existing house and its surroundings and must not adversely effect the residential amenity of adjoining dwellinghouses. To this effect Policy 8 of the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications specifies that development will not be permitted if it fails to satisfy a range of criteria. The local planning authority is of the opinion that the proposal fails to satisfy criteria (A), (C), and (D) of Policy 8 as :-

1. The development by reason of its prominent position, length and design seriously detracts from the appearance of the established residential area, being visually intrusive within the street scene.
2. The development by reason of its length and design will be detrimental to the residential amenity of Nos. 24 and 28 Glenview Road, appearing overbearing and oppressive and causing a loss of sunlight and daylight.