



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0810/95

Mr Michael C Saunders
Priory Cottage
44 Langley Hill
Kings Langley
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

"Bayrose", Vicarage Road, Wigginton

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING

Your application for *full planning permission* dated 21.06.1995 and received on 23.06.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 07.09.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0810/95

Date of Decision: 07.09.1995



1. The proposed replacement dwelling is excessive in size at this edge of village location, contrary to Policy 20 of the Dacorum Borough Local Plan, and would cause harm to the character of the area.
2. The proposed replacement dwelling, by reason of its size, height and scale, would be intrusive in skyline views, and would be out of character with surrounding and nearby properties and the environment of the locality.