



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0827/91

P.R.Greaves  
89 Sunnyhill Road  
Hemel Hempstead  
Herts

W.R Davidge and Partners  
Staniland Court  
Werrington  
Peterborough  
PE4 6NA

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Adj.89 Sunnyhill Road, Hemel Hempstead,

TWO DETACHED DWELLINGS AND ACCESS DRIVE (OUTLINE)

Your application for *outline planning permission* dated 13.06.1991 and received on 17.06.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.08.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0827/91

Date of Decision: 09.08.1991



1. The use of the access road adjoining the northern side of No. 89 Sunnyhill Road would be seriously detrimental to the amenity of this dwellinghouse by reason of noise and disturbance.
2. In the absence of precise details of gradients of the proposed access road, the local planning authority is not satisfied that this road could be provided to serve the proposed dwellinghouses and garage in accordance with the standards required to ensure a safe form of development in terms of highway safety.
3. The provision of the vehicular access onto Sunnyhill Road will result in the loss of boundary vegetation fronting the road which makes a valuable contribution to the visual amenity of the locality and in the absence of a detailed survey of trees and hedging at the site, the local planning authority is not satisfied that adequate space will be available to safeguard and retain vegetation fronting Gravel Hill which is distinguished by its wooded appearance.
4. If permitted, a precedent will be established for other similar proposals for backland development served by the access shown on Drawing No. 5198/1A, which will be to the further detriment of the residential amenity of No. 89 Sunnyhill Road due to noise and disturbance arising from the use of the access road as specified in Reason 1 above.
5. In the absence of a detailed site layout and site survey showing all constraints, including drainage facilities and levels, the local planning authority is not satisfied that the site is of sufficient size to accommodate two dwellings in accordance with the environmental standards adopted by the Council.