

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR J WILLIAMS
MACKLERS FARM COTTAGE
LEVERSTOCK GREEN ROAD
HEMEL HEMPSTEAD
HERTS
HP2 4HL

MR J STRONACH
23 TREBELLAN DRIVE
HEMEL HEMPSTEAD
HERTS
HP2 5EL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00868/00/FHA

**23 TREBELLAN DRIVE, HEMEL HEMPSTEAD, HERTS, HP2 5EL
TWO STOREY SIDE EXTENSION**

Your application for full planning permission (householder) dated 23 April 2000 and received on 09 May 2000 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 25 July 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00868/00/FHA

Date of Decision: 25 July 2000

1. Policies of the Development Plan aim to safeguard the residential character of the Borough. To this effect Policy 8 of the Dacorum Borough Local Plan 1995 and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft specify that development will not be permitted if it fails to satisfy a range of criteria. In particular, new development should respect the townscape, density and general character of the area and avoid visual harm. No. 23 occupies a prominent position in the street scene in Trebellan Drive. Furthermore, the gap between the west flank wall of the application property and the east flank wall of the adjoining property (No. 25) is an important feature within this street scene. The proposed two storey side extension, by reason of its position and size, will reduce this gap to the detriment of the appearance of this important part of the street scene. The proposal is therefore detrimental to the character of the street scene and contrary to Policy 8 of the Dacorum Borough Local Plan 1995 and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.