

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0877/96

Hemel Hempstead Property
Co Ltd
c/o Mr D Kent
Great Wheelers Barn
The Green
Sarratt
Herts

Mr D Kent Associates
Great Wheelers Barn
The Green
Sarratt
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land rear of Laurel Bank, Felden Lane, Hemel Hempstead

ERECTION OF DWELLING

Your application for *full planning permission* dated 04.07.1996 and received on 05.07.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

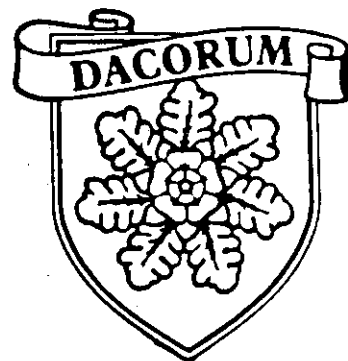
Director of Planning

Date of Decision: 29.08.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0877/96

Date of Decision: 29.08.1996



Policies of the Development Plan aim to safeguard the environment of the Borough, including its residential areas. The site is located in a recognised spacious semi-rural residential area which features a mix of older and more recent housing. The recent development includes Beechwood Park which has been a strong influence upon the approach by the local planning authority towards new housing in the area. It is expected that any further development should directly relate to the pattern of housing established by Beechwood Park. The proposal is incompatible with this existing and recently approved housing pattern which is spacious. It will represent an isolated form of development introducing a second tier of housing featuring a narrow type of plot which would appear cramped, detract from the recognised character of the area and not be commensurate with the adjoining and approved housing layout to the south.