



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B F CAUSER
WAYSIDE
ST AGNELLS LANE
HEMEL HEMPSTEAD
HERTS
HP2 7HJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00877/98/FHA

WAYSIDE, ST. AGNELLS LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2
7HJ
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 19 May 1998 and received on 21 May 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 14 July 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00877/98/FHA

Date of Decision: 14 July 1998

1. Policies of the development plan aim to safeguard highway safety and residential amenity. The proposal is unacceptable because:

(a) the proposed driveway is too short; it does not meet the expected minimum standard driveway length of between 5.5 m and 6 m, and the use of the sub-standard driveway will cause dangers to pedestrians using the adjoining footpath which serves local schools and housing areas;

(b) the windows facing towards the curtilage of No. 5 St Agnells Cottages will cause an unacceptable loss of privacy.