



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B JOHNSON
13 DEANS FURLONG
TRING
HERTS

MR R WILLIAMS
38 KING STREET
TRING
HERTS
HP23 6BJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00914/99/FHA

38 KING STREET, TRING, HERTS, HP236BJ
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 20 May 1999 and received on 20 May 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 08 July 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00914/99/FHA

Date of Decision: 08 July 1999

1. The site lies within the Tring Conservation Area; in accordance with Policy 110 of the adopted Dacorum Borough Local Plan and Policy 116 of the Dacorum Borough Local Plan 1991-2001 Deposit Draft, extensions in such areas are permitted provided they are carried out in a manner which preserves or enhances the character or appearance of the area. Due to the size, bulk and positioning of this proposed extension, it will have a detrimental visual impact on the Conservation Area and detract from its character and appearance. The proposed development is therefore contrary to the above policies.

2. Due to its size, bulk and positioning, the proposed development constitutes an overdevelopment of the site in terms of Policies 8 and 9 of the adopted Dacorum Borough Local Plan (and Policies 9 and 10 of the Dacorum Borough Local Plan 1991-2001 Deposit Draft) resulting in substandard parking arrangements, a substandard usable garden area and a detrimental visual impact on surrounding properties.