



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

PONSFORD KING PARTNERSHIP
THE PRIORY
HIGH STREET
REDBOURN
HERTS
AL3 7LZ

Applicant:

BELGRAVE PROPERTY DEVELOPMENTS LTD
PO BOX 442
BELGRAVE HOUSE
ST ALBANS
HERTS
AL4 8DJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00950/97/FUL

2 GEORGE STREET, MARKYATE, ST. ALBANS, HERTS, AL3 8JX
PART DEMOLITION AND NEW TWO STOREY SIDE EXTENSION TO NO2
GEORGE STREET; TWO NEW DWELLINGS; TRIPLE GARAGE AND CAR
PARKING. (SCHEME 2)

Your application for full planning permission dated 3 June 1997 and received on 13 June 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 4 September 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00950/97/FUL

Date of Decision: 4 September 1997

1. The proposed development is excessive on a plot that is inadequate to accommodate the dwelling together with the required off street parking provision; this lack of provision is likely to give rise to conditions prejudicial to general highway safety.
2. The proposal, by reason primarily of the location of the dwelling and garage, would adversely affect visual and general amenities and detract from the character of the area.