

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0955/94

Mr E C Gavin  
4 Manor Avenue  
Apsley  
Hemel Hempstead  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
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5 Rectory Lane, Kings Langley, HERTS

DEMOLITION OF BUNGALOW AND ERECTION OF THREE TERRACED HOUSES

Your application for *full planning permission* dated 17.07.1994 and received on 18.07.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

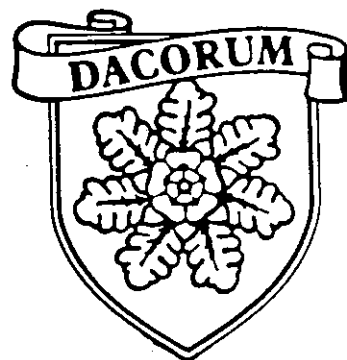
Director of Planning

Date of Decision: 07.09.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0955/94

Date of Decision: 07.09.1994



1. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.
2. The erection of three residential units as proposed would require a total of seven parking spaces to be provided to accord with the parking guidelines adopted by the local planning authority. It is considered that this number of spaces could not be satisfactorily accommodated within the curtilage of the site together with satisfactory visibility splays, sight lines and manoeuvring space, and the proposal is therefore likely to give rise to conditions prejudicial to highway safety.