

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0973/95

Mr & Mrs J Barnett
Little Felden House
Felden Lane
Hemel Hempstead
Herts

Foster & Emery
29 High Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Little Felden House, Felden Lane, Hemel Hempstead

TWO STOREY FRONT EXTENSION AND ALTERATIONS TO ACCESS

Your application for *full planning permission (householder)* dated 25.07.1995 and received on 27.07.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

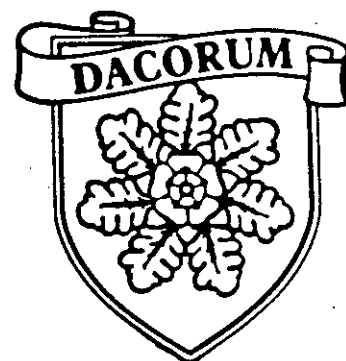
Director of Planning

Date of Decision: 20.09.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0973/95

Date of Decision: 20.09.1995



In the assessment of any new development s.54A of the Town and Country Planning Act 1990 requires that, unless material considerations indicate otherwise, an application for planning permission shall be determined in accordance with the policies of the Development Plan. These policies aim to ensure highway safety is not prejudiced, that there is adequate parking provided and the existing environment is not harmed. The proposal fails to accord with the Development Plan as:-

1. The proposed access remains substandard and an extension of this scale is highly likely to generate additional vehicle movements to and from the dwelling. The alterations to the access will be outweighed by the increase in vehicular movements and this will jeopardise highways safety.
2. It is particularly important that vehicles can enter and egress in forward gear. The proposed extension impinges on the turning area and this will encourage vehicles to reverse onto the Felden Lane.
3. The gates are not set back the standard 6 metres from the highway edge and therefore vehicles will be standing on the highway when the gates are opened. This will be at the detriment of highways safety given the poor forward visibility along this stretch road.
4. The site currently complements the high quality semi-rural appearance of Felden Lane, representing a prominent and visually important part of the street scene. The combined effect of the modifications to the site frontage, the restricted scope for soft landscaping to replace the preserved trees and the size and position of the extension will significantly alter the appearance of the site within the locality, dominating the street scene, to the long term detriment of the visual amenity of the area where the semi-rural environment must be safeguarded.