

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



DESIGN HOUSE
MR K PATRICK
74 VICTORIA STREET
DUNSTABLE
BEDS
LU6 3BA

MR & MRS J PHILLIPS
46 EBBERNS ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9QR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00978/00/FHA

46 EBBERNS ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9QR
DEMOLITION OF EXISTING GARAGE, CONSTRUCTION OF TWO STOREY SIDE
AND TWO STOREY FRONT EXTENSION

Your application for full planning permission (householder) dated 03 May 2000 and received on 25 May 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in dark ink, appearing to read 'C. B. Bennett'.

Director of Planning

Date of Decision: 25 July 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00978/00/FHA

Date of Decision: 25 July 2000

1. Policies of the Development Plan aim to safeguard the local environment. Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan Deposit Draft 1991 to 2011 specify that development will not be permitted unless a range of criteria are satisfied. These policies are supplemented by the Environmental Guidelines relating to Small Scale House Extensions. The proposal is unacceptable for the following reasons:

- (a) due to its bulk, relative height, position and closeness to No. 44 Ebberns Road, the two storey side extension will reduce the existing space around and between Nos. 46 and 44, creating a cramped relationship within the street scene and resulting in the extended dwellinghouse appearing both too dominant in relation to the bungalow at No. 44 and visually intrusive;
- (b) due to its position and gable roof design, the two storey front extension will appear visually intrusive within the street scene.