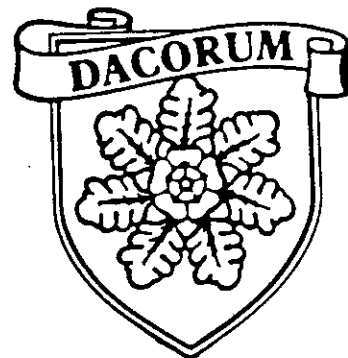


TOWN AND COUNTRY PLANNING ACT 1990  
DACORUM BOROUGH COUNCIL



Application Ref No. 4/0981/92

Mr & Mrs Pritchard  
13 Silverthorne Drive  
Hemel Hempstead  
Herts

J L Sims  
22 Wyatts Close  
Chorleywood  
Herts  
WD3 5TF

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

13 Silverthorne Drive, Hemel Hempstead

TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 20.07.1992 and received on 03.08.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 25.09.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0981/92

Date of Decision: 25.09.1992



Policies of the Development Plan aim to safeguard both the visual and residential amenity of the Borough. To this effect Policy 8 of the Dacorum Borough Draft Deposit Local Plan and Proposed Modifications specifies that development will not be permitted if it fails to satisfy a range of criteria. Of those listed, it is expected that new development will harmonise with the general character of its area, avoids visual harm and does not cause a loss of privacy. The established housing layout of Longdean Park, of which Silverthorne Drive forms a part, features dwellinghouses set within spacious plots, complemented by curtilage planting. The proposed extension, by reason of its prominence, height, massing and position will not harmonise with the established character of the locality as it will totally eliminate the space on the northern side of the curtilage and consequently appear cramped on its plot as well as visually intrusive within the street scene. There would also be a loss of privacy to No. 15 Silverthorne Drive due to overlooking from the proposed gallery to the detriment of the residential amenity of this dwellinghouse. For these reasons the proposal conflicts with the Development Plan.