

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0984/92

P R Greaves
89 Sunnyhill Road
Hemel Hempstead
Herts
HP1 1TA

W R Davidge & Partners
The Old Surgery
Peterborough Road
Wansford-in-England
PE8 6JN

DEVELOPMENT ADDRESS AND DESCRIPTION
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rear 89 Sunnyhill Rd, Hemel Hempstead,

TWO DETACHED DWELLINGS

Your application for *outline planning permission* dated 31.07.1992 and received on 03.08.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

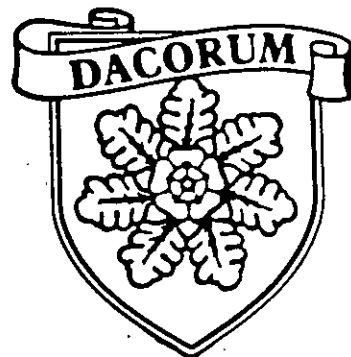
Director of Planning

Date of Decision: 11.03.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0984/92

Date of Decision: 11.03.1993



1. This steeply sloping and elongated site adjoins the wooded Gravel Hill and occupies a prominent and attractive setting within this established residential area. It is also particularly visible from the adjoining allotments to the west. The proposed development, especially the raised access road, by reason of its position, size and method of construction, will be intrusive within the existing landscape, to the detriment of the appearance of this residential locality, where the visual role of the allotments is consolidated by the rear gardens of the dwellings on the western side of Sunnyhill Road.
2. The formation of a new access in the position proposed at the junction of Sunnyhill Road and Melsted Road would exacerbate the road safety hazards which already exist at this junction.