



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR J W FOX, REYNARD DESIGNS
16 ELEANOR GROVE
ICKENHAM
MIDDX
UB10 8BH

MR & MRS J P MOORE
25 CEMMAES COURT ROAD
HEMEL HEMPSTEAD
HERTS
HP1 1ST

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00999/99/FHA

25 CEMMAES COURT ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1ST
TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 27 May 1999 and received on 01 June 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 22 July 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00999/99/FHA

Date of Decision: 22 July 1999

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 Local Plan 1991-2011 Deposit Draft specify that development will not be permitted unless a range of criteria are satisfied. These policies are supported by the Local Plan Environmental Guidelines for Small Extensions, which require development to be visually compatible with existing development and not be detrimental to the residential amenity of adjoining houses. Due to the significant change in ground levels at the rear of the site, the application fails to show how the proposed rear extensions will be visually integrated with the existing dwellinghouse and its garden and how it will relate to the adjoining houses, in particular No.23 Cemmaes Court Road.

INFORMATIVE:

It will be necessary to address the details of any retaining walls, any modifications to ground levels of the site, how the development will relate to the rear garden and No.23 Cemmaes Court Road and site geology. The issue of soft landscaping should also be taken into account in any re-submission.