

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
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JOHNSON AND PARTNERS
39a HIGH STREET
HEMEL HEMPSTEAD
HERTS
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HIGHTOWN PRAETORIAN HOUSING ASSOCIATION
WHITE LION HOUSE
70 QUEENSWAY
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HERTS
HP2 5HD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01012/00/FUL

ADJ. 17, MAYFLOWER AVENUE, HEMEL HEMPSTEAD, HERTS
ONE BUNGALOW

Your application for full planning permission dated 31 May 2000 and received on 02 June 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 09 November 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01012/00/FUL

Date of Decision: 09 November 2000

1. The proposed bungalow will result in the loss of well established amenity land and significant trees which provide considerable streetscape value. The loss of these trees and amenity land will result in a loss of townscape quality. The proposal therefore is contrary to national government advice contained in PPG3 and PPG17, and contrary to Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and the Environmental Guidelines set out in Part 5 of those Plans.

2. By reason of its design and location, the bungalow will be visually intrusive within the street scene. The proposal therefore is contrary to national government advice contained in PPG3 and PPG17, and contrary to Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and the Environmental Guidelines set out in Part 5 of those Plans.