

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
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JOHNSON AND PARTNERS  
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HIGHTOWN PRAETORIAN HOUSING ASSOCIATION LTD  
WHITE LION HOUSE  
70 QUEENSWAY  
HEMEL HEMPSTEAD  
HERTS  
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01013/00/FUL

ADJ. 30, ADEYFIELD ROAD, HEMEL HEMPSTEAD, HERTS  
ONE BUNGALOW AND EXTENSION OF EXISTING PARKING LAYBY

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.

A handwritten signature in black ink, appearing to read "Dane" followed by a stylized flourish.

Development Control Manager

Date of Decision: 19 October 2000

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01013/00/FUL**

Date of Decision: 19 October 2000

**1. Policies of the Development Plan aim to safeguard the environment. In particular, Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft specify that development will not be permitted unless it satisfies a range of criteria. These policies are complemented by the associated Environmental Guidelines. New development should form a compatible relationship with its surroundings, should be appropriate in terms of siting, design, visual impact, layout, must not have any adverse impact upon the residential amenity of the area, should be provided with sufficient parking and a safe access. The proposal conflicts with these policies because:**

- 1. By reason of its siting and roof design, the bungalow will be visually intrusive within the street scene on this prominent site.**
- 2. The formation of an enclosed side garden will detract from the open setting of the adjoining footpath created by the existing amenity area.**
- 3. The formation of the lay-by will restrict visibility for vehicles leaving Mountfield Road which will be prejudicial to highway safety.**