



# PLANNING

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MR V J MCANDREW  
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MR & MRS P LE'VIN  
52 ALEXANDRA ROAD  
KINGS LANGLEY  
HERTFORDSHIRE  
WD4 8DT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01033/99/FHA

**52 ALEXANDRA ROAD, KINGS LANGLEY, HERTFORDSHIRE, WD4 8DT**  
SINGLE STOREY REAR EXTENSION, NEW DETACHED GARAGE AND NEW  
ACCESS

Your application for full planning permission (householder) dated 03 June 1999 and received on 07 June 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 09 September 1999

## **REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01033/99/FHA**

Date of Decision: 09 September 1999

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 Deposit Draft specify that development will not be permitted unless it satisfies a range of criteria. It is expected that development avoids harm to the surrounding neighbourhood through visual intrusion. The application site is separated from the adjoining residential cul-de-sac known as Meadowbank by a planted strip of land and boundary fencing which makes a valuable contribution to the appearance of the street scene of the cul-de-sac. The formation of the access and associated driveway will result in the breach of this planted strip and involve the removal of the fence. The effect of this will be to disrupt the existing visual continuity of the planted strip and fence to the detriment of the street scene. If permitted, the development will establish a precedent for other similar proposals within Meadowbank. This will result in the incremental and haphazard attrition of the planted strip and loss of fencing to the serious detriment of the established appearance of Meadowbank.