

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MISS L ANDERSON
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HEMEL HEMPSTEAD
HERTS
HP3 9TS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01048/00/FHA

29 GREAT ELMS ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9TW
SINGLE STOREY SIDE AND TWO STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 02 June 2000 and received on 08 June 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'A. B. B. B.', written over a horizontal line.

Director of Planning

Date of Decision: 25 July 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01048/00/FHA

Date of Decision: 25 July 2000

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 Borough Local Plan 1991-2001 specify that development will not be permitted unless a range of criteria are satisfied. In particular, extensions should be appropriate in terms of design, scale and height in relation to adjoining dwellinghouses. The proposal fails to meet these criteria and represents a cramped form of development. The closeness, length, height and resultant massing of the two storey rear extension will be seriously detrimental to the residential amenity of No. 27 Great Elms Road, resulting in an oppressive, overbearing and visually intrusive impact on, and a loss of daylight to, that property.