

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1048/91

Mr & Mrs J MacPherson
5 Kingsdale Road
Berkhamsted
Herts

A E King
24 Lincoln Court
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land R/o 5 Kingsdale Road Berkhamsted

DETACHED BUNGALOW (OUTLINE)

Your application for *outline planning permission* dated 29.07.1991 and received on 29.07.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

A handwritten signature in dark ink, appearing to read 'A. King', is written over the printed name of the Director of Planning.

Director of Planning

Date of Decision: 05.09.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1048/91

Date of Decision: 05.09.1991



1. The proposed sub-division of the curtilage of No. 5 Kingsdale Road represents an undesirable form of two tier backland development, resulting in the creation of a restricted plot which would be served by a long and narrow means of access. The proposed bungalow would be a cramped form of development, poorly sited between No. 5 Kingsdale Road (to the south) and No. 4 Red Lodge Gardens (to the north).
2. On the information provided, the proposed development is likely to have a detrimental effect on trees which are the subject of a Tree Preservation Order by virtue of the differing ground levels and proximity of the driveway to the trees on the western boundary with 7 Kingsdale Road.