

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR P BOOTH
7 LOWER SALES
HEMEL HEMPSTEAD
HERTS
HP1 2AH

MRS H BOOTH
NORTHFIELDS
HOOK LANE
ALDINGBOURNE
WEST SUSSEX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01050/00/FUL

58 HALES PARK, HEMEL HEMPSTEAD, HERTS, HP2 4RH
DWELLING

Your application for full planning permission dated 26 May 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 'G. R. Barker'.

Director of Planning

Date of Decision: 13 July 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01050/00/FUL

Date of Decision: 13 July 2000

1. The proposal represents a gross overdevelopment of the site, which would be lacking in useable garden space both for the proposed dwelling and the adjoining dwelling No. 58 Hales Park. Furthermore, the proposal would have a seriously adverse effect on existing vegetation including trees covered by a Tree Preservation Order, thus detracting from the visual amenity and general character of the area.

2. The proposed parking area would have an adverse effect on the amenities of the occupants of the adjoining property No. 58 Hales Park. The proposal would result in an insufficient area of garden amenity space being retained for this property contrary to the requirements of the Environmental Guidelines of the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft.