



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR M RUSLING  
1 BRIDGEWATER ROAD  
BERKHAMSTED  
HERTS  
HP4 1HN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01057/97/RET

1 BRIDGEWATER ROAD, BERKHAMSTED, HERTS, HP4 1HN  
RENEWAL OF PLANNING APPLICATION 4/0337/92 (ONE DWELLING AND  
DETACHED GARAGE)

Your application for retention of development already carried out dated 30 June 1997  
and received on 11 July 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 12 December 1997

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01057/97/RET**

**Date of Decision: 12 December 1997**

**. The proposal would result in development which does not respect the townscape and general character of the area contrary to Policies 8 and 9 of the adopted Dacorum Borough Local Plan. Given the existence of the substantial embankment and mature trees, the proposal will result in overdevelopment of the site resulting in a cramped appearance with insufficient amenity space for both the existing house and the proposed dwelling, contrary to the guidelines in the Dacorum Borough Local Plan.:**