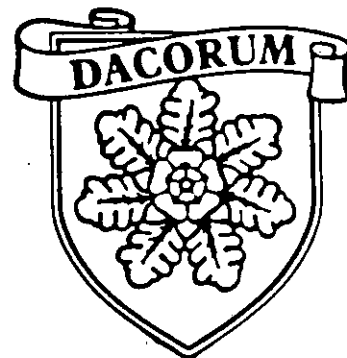


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1067/92

M A Bittleston
Partridge Close
Graemesdyke Road
Berkhamsted
Herts
HP4 3LX

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land at Partridge Close, Graemesdyke Road Berkhamsted

RENEWAL OF OUTLINE PLANNING PERMISSION FOR ONE DWELLING.

Your application for *outline planning permission* dated 18.08.1992 and received on 19.08.1992 has been *REFUSED*, for the reasons set out on the attached sheet(s).

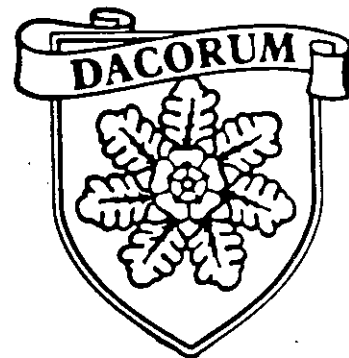
Director of Planning

Date of Decision: 28.01.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1067/92

Date of Decision: 28.01.1993



1. The proposed plot is, by virtue of its limited size and narrow width, out of keeping with the general pattern of development in the locality and any residential development thereon would create a cramped appearance at variance with and harmful to the established residential character and appearance of this area of Graemsdyke Road.
2. The erection of a detached dwelling and formation of a vehicle driveway and turning head on this plot would prejudice the retention of a number of preserved trees. These trees make an important contribution to the character and visual amenity of the area and their loss is unacceptable in terms of Policies 8 and 93 of the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications.