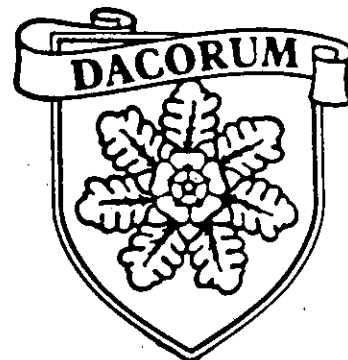


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1088/95

Mr M F Ahmed
76 Belswains Lane
Hemel Hempstead
Herts

Mr N.A. Johnson
37 Storey Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of 76-78 Belswains Lane, Hemel Hempstead, Herts

ERECTION OF TWO NO 4-BEDROOM DWELLINGS (OUTLINE)

Your application for *outline planning permission* dated 23.08.1995 and received on 23.08.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.10.1995

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1088/95

Date of Decision: 13.10.1995

1. The proposal as submitted does not provide for satisfactory visibility sight lines (2.5 m x 90 m) within the control of the applicant at the junction of the proposed access to Belswains Lane and would be likely to give rise to conditions prejudicial to highway safety.
2. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary vehicle parking and turning facilities.
3. The proposed development would have a detrimental effect on the amenities and privacy at present enjoyed by the occupiers of adjoining residential properties.