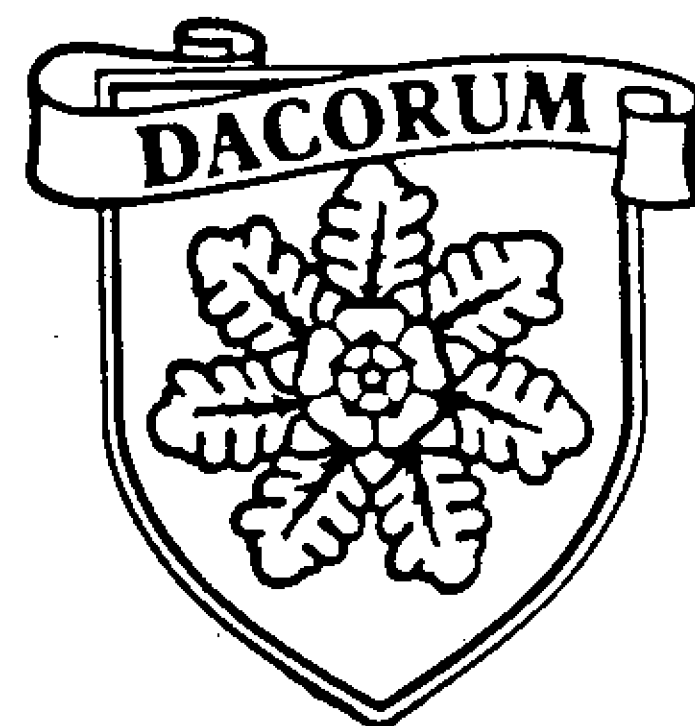


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1116/93

Mr & Mrs N A Rose
68 Roseheath
Chaulden
Hemel Hempstead
HERTS

David Beynon
4 Westwick Close
Pancake Lane
Hemel Hempstead
HERTS HP2 4NH

DEVELOPMENT ADDRESS AND DESCRIPTION
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68 Roseheath, Hemel Hempstead, Herts

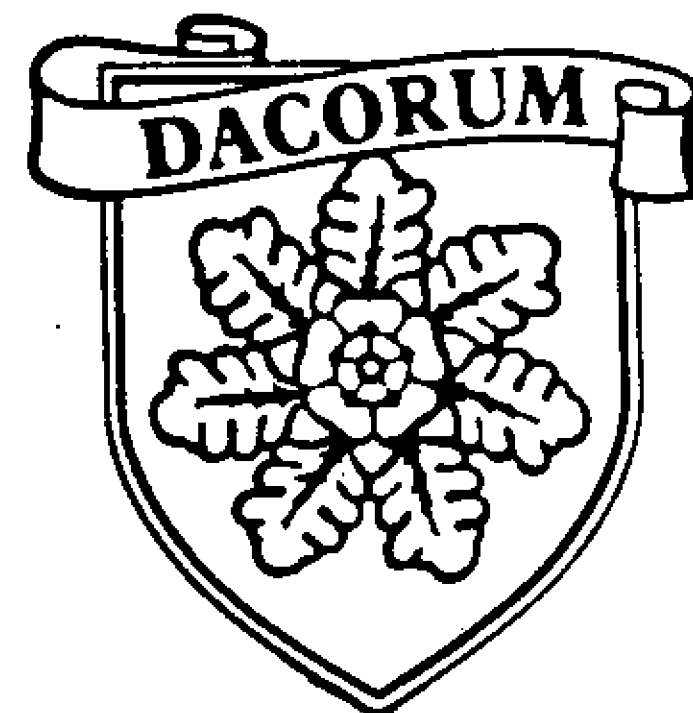
FIRST FLOOR REAR EXTENSION

Your application for *full planning permission (householder)* dated 16.08.1993 and received on 17.08.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 07.10.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1116/93

Date of Decision: 07.10.1993

Policies of the Development Plan aim to safeguard the residential and visual amenity of the Borough and in this respect extensions are expected to harmonize with the existing house and its surroundings and must not adversely affect the residential amenity of adjoining dwellings. The flat roofed design of the proposal does not visually relate to the existing pitched roof form of the existing dwellinghouse, the terrace within which is located or the surrounding residential area. The introduction of the flat roof will consequently seriously detract from the appearance of the locality. If permitted, a harmful precedent will be established for other similar flat roof first floor/two storey rear extensions which will be detrimental to the appearance of the locality. Notwithstanding the flat roofed nature of the roof design, the extension will by reason of its length appear oppressive and overbearing in relation to no. 70 Roseheath and cause a loss of daylight to this dwellinghouse, to the detriment of the residential amenity of this property.