

TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL



Application Ref No. 4/1151/91

Berkeley Homes North London
112 St. Leonards Road
Windsor
Berks
SL4 3DG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Briarclough, Cross Oak Road, Berkhamsted,

ERECTION OF DETACHED HOUSE & DETACHED BUNGALOW, NEW ACCESS ROAD & ERECTION OF
DOUBLE GARAGE

Your application for *full planning permission* dated 15.08.1991 and received on
21.08.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 15.10.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1151/91

Date of Decision: 15.10.1991

1. The proposed bungalow represents an undesirable form of backland development which is prejudicial to the comprehensive development of a wider area and which is liable to result in a proliferation of unsatisfactory accesses should other plots along Cross Oak Road be developed in a similar manner.
2. The access proposed to serve Briarclough and the proposed bungalow is substandard in width and visibility and its use is likely to give rise to conditions prejudicial to highway safety.
3. The refuse - carry distance for the proposed bungalow is excessive.
4. The proposed two-storey dwelling involves the provision of a new access onto Cross Oak Road adding unnecessarily to the proliferation of accesses in the area to the detriment of highway safety and to the character of the area.
5. The design and siting of the two-storey dwelling involves a loss of frontage planting which is harmful to the character of the area and also prejudices the retention of an important oak tree.