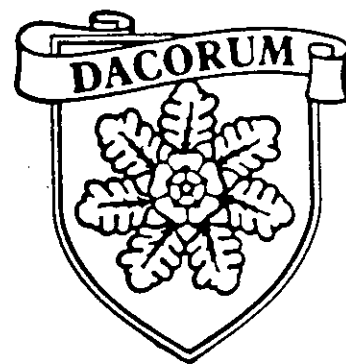


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1154/92

Mr D Cox
230 St John's Road
Hemel Hempstead
Herts

Kingsley Business Sales
1 Gullbrook
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

230 St John's Road, Hemel Hempstead,

CHANGE OF USE SHOP (A1) TO TAKE-AWAY (A3)

Your application for *full planning permission* dated 28.08.1992 and received on 07.09.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

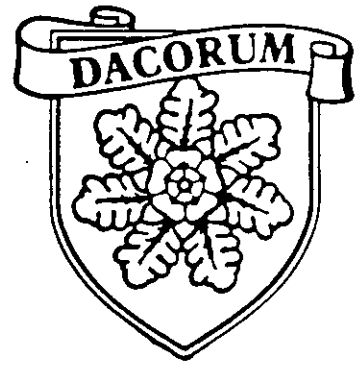
Director of Planning

Date of Decision: 22.10.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1154/92

Date of Decision: 22.10.1992



The policies of the Development Plan aim to ensure that new development does not prejudice highway safety and is not detrimental to either the residential or visual amenity of a locality. The proposal will conflict with these policies as:

- (a) the car park for the proposed use will be served by a sub-standard vehicular access, the use of which would be prejudicial to highway safety;
- (b) the creation of the car park, which would be open to the street scene in order to provide visibility splays, would be inadequate and would be detrimental to the visual amenity of the locality;
- (c) the use would be detrimental to the residential amenity of the locality by reason of noise and disturbance.