

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1191/95

E J Sheridan  
84 Queensway  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

84 Queensway, Hemel Hempstead, Herts

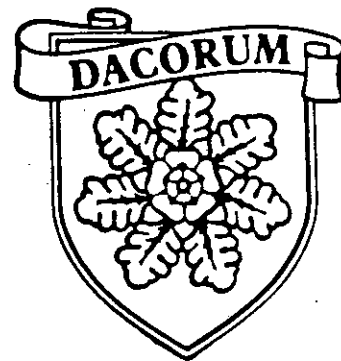
FORMATION OF ACCESS TO CLASSIFIED ROAD

Your application for *full planning permission* dated 07.09.1995 and received on 13.09.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 07.11.1995

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/1191/95

Date of Decision: 07.11.1995

In the assessment of any new development s.54 of the Town and Country Planning Act 1990 requires that, unless material considerations indicate otherwise, an application for planning permission shall be determined in accordance with the provisions of the Development Plan. Policies in the Plan aim to ensure that highway safety is not prejudiced, that there is adequate parking provided and that the existing environment is not harmed. The proposal fails to accord with the Development Plan since:

1. Vehicles will be required to reverse onto Queensway which will be seriously prejudicial to highway safety.
2. The formation of the vehicular access will encroach on the on-street lay-by which is an important parking facility in the locality. The partial loss of this lay-by for parking will be unacceptable in this location where there is a shortfall of on-street parking.