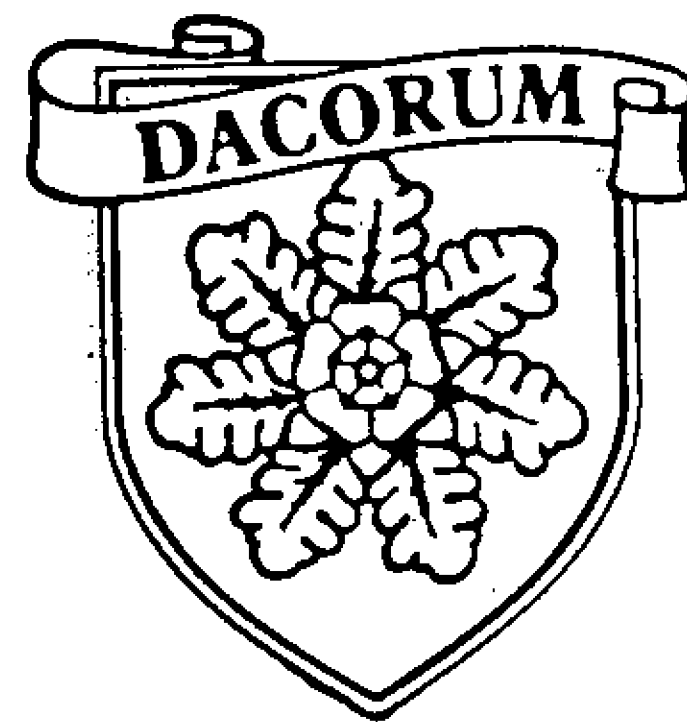


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1224/93

Mr J Summers
67 St Agnells Lane
Hemel Hempstead
Herts

Mrs M E Smith
22a Perowne Street
Cambridge

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

67 St Agnells Lane, Hemel Hempstead, Herts

CONVERSION OF GROUND FLOOR TO SELF CONTAINED FLAT

Your application for *full planning permission* dated 10.09.1993 and received on 13.09.1993 has been *REFUSED*, for the reasons set out on the attached sheet(s).

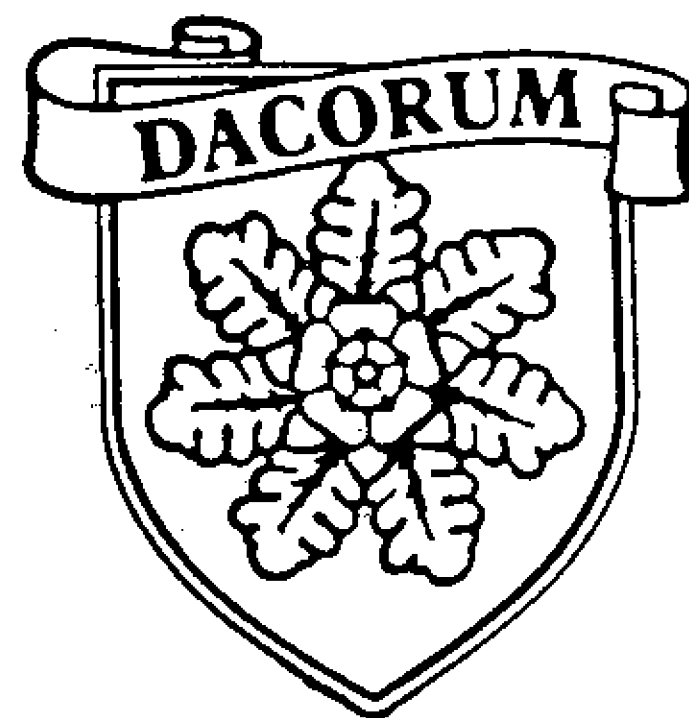
Director of Planning

Date of Decision: 09.11.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1224/93

Date of Decision: 09.11.1993



1. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority. Although two car parking spaces are shown both these spaces are unsatisfactory. Both spaces would block an existing pedestrian right of way which would lead to a conflict between pedestrians and vehicular traffic. The second space would necessitate hard surfacing part of an amenity green. This would lead to the erosion of the green and would be detrimental to the environmental character of the area.
2. Access to the proposed development is inadequate and there is no provision within the site for vehicles to enter and leave in forward gear. If the proposed access were brought into use, traffic generated would be likely to present a hazard to highway safety.
3. The proposed development would have a seriously detrimental effect on the amenities and privacy at present enjoyed by the occupants of No. 1 Washington Avenue and No. 65 St Agnells Lane.