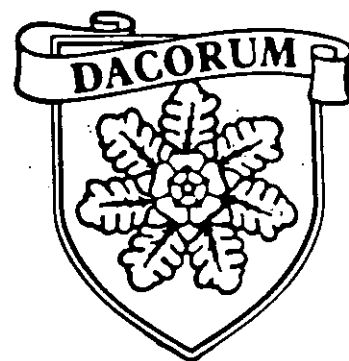


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1235/92

Mr & Mrs K S Prasad  
The Grange Nursing Home  
Shrublands Road  
Berkhamsted  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

The Grange Nursing Home, Shrublands Road, Berkhamsted,

TWO STOREY REAR & FIRST FLOOR SIDE EXTENSION, NEW VEHICULAR ACCESS & PARKING AREA  
(OUTLINE)

Your application for *outline planning permission* dated 25.09.1992 and received on 28.09.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

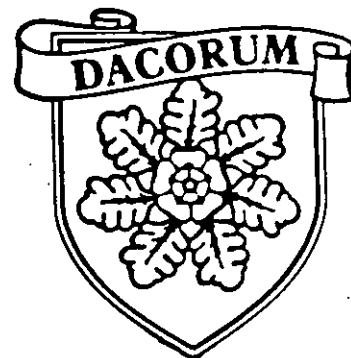
Director of Planning

Date of Decision: 18.11.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1235/92

Date of Decision: 18.11.1992



1. The site is of insufficient size to accommodate the proposed extensions and vehicle parking areas whilst retaining privacy, residential character, amenity areas and avoiding a cramped layout. The proposed development is therefore grossly excessive in this location and would, if permitted, prove injurious to the general character and amenity of the area.
2. The proposed extensions, by virtue of their bulk and massing adjacent to the property boundary, would have a detrimental effect on the residential amenity of adjoining dwellings.
3. The proposed vehicular access would require sightline splays of 2.4m x 2.4m and 2.4m and 35m which have not been shown and cannot be achieved due to the land required being outside the control of the applicants, the proximity of the parking bays to the southern boundary and the likelihood of parking obscuring the sight line splays.
4. The proposed parking is to be provided in echelon form, with space in tandem (2 and 3 spaces deep) at the south west corner of the site. Such an arrangement would give rise to vehicle manoeuvring which would inevitably lead to additional on-street parking and, due to the proximity to the Shrublands Road/Shrublands Avenue junction, such additional on-street parking would be inadvisable.