



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

S CLARK
4 NETTLECROFT
HEMEL HEMPSTEAD
HERTS

MR & MRS IZZARD
11 NETTLECROFT
HEMEL HEMPSTEAD
HERTS
HP1 1PQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01250/99/FHA

11 NETTLECROFT, HEMEL HEMPSTEAD, HERTS, HP1 1PQ
DOUBLE STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 06 July 1999 and received on 07 July 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 31 August 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01250/99/FHA

Date of Decision: 31 August 1999

1. Policies of the Development Plan aim to safeguard the environment, in particular Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan Deposit Draft specifies that development will not be permitted unless it satisfies a range of criteria. These policies are supplemented by Environmental Guidelines relating Small Scale House Extensions and Parking Provision. Development should be appropriate in terms of design, layout, relationship with the dwellinghouse, adjoining dwellings and the area in which it is located and provides sufficient parking for extended dwellinghouse. The proposal is unacceptable being excessive for the site and representing a cramped form of the development which lacks adequate parking and will adversely affect the visual and residential amenity of the area for the following reasons:

a. Inadequate parking is provided within the curtilage of the dwellinghouse to meet the needs of the proposed extended dwelling. This is due to the inadequate length of the driveway to accommodate a vehicle.

b. The existing space between Nos. 11 and 12 Nettlecroft will be reduced due to the position of the proposed two storey side extension, in particular that part of the extension which projects beyond the existing front wall of the existing dwellinghouse which will be visually intrusive within the street scene.

c. The south western flank wall of the development will by reason of its length, relationship and height will be intrusive, overbearing and oppressive in relation to No.12 Nettlecroft.