

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1251/95

Mr A Taylor  
1 Shootersway Park  
Berkhamsted  
Herts

Saxton Design  
Elmcote House  
The Green, Croxley Green  
Rickmansworth, Herts  
WD3 3HN

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

(Land at) 1 Shootersway Park, Berkhamsted, Herts

DETACHED FOUR BEDROOM DWELLING

Your application for *full planning permission* dated 17.09.1995 and received on 28.09.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

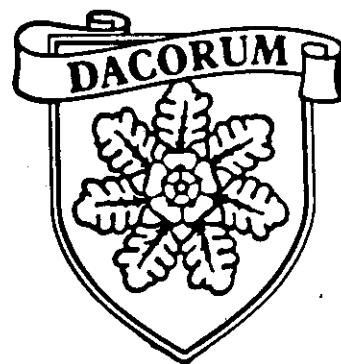
Director of Planning

Date of Decision: 22.11.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1251/95

Date of Decision: 22.11.1995



1. The proposed dwellinghouse represents a cramped form of development out of character with surrounding properties and detrimental to the general appearance and character of the area. As such the proposal is contrary to Policies 8 and 101 of the Dacorum Borough Local Plan.
2. The application provides insufficient detail with regard to existing trees on the site. In the absence of such detailed information it appears to the local planning authority that the proposed development would necessitate the removal of a number of existing trees to the detriment of the general appearance and character of the area and contrary to Policies 8(b), 94 and 101(g) of the Dacorum Borough Local Plan.
3. The application makes insufficient provision for vehicle parking within the site to meet standards adopted by the local planning authority.