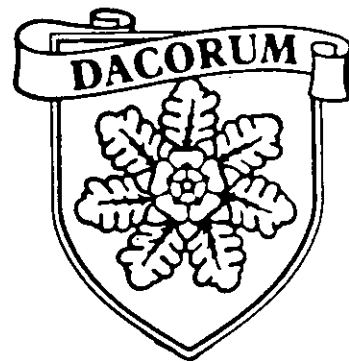


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1274/91

Miss C Taylor
13 Shrublands Road
Berkhamsted
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

13 Shrublands Road, Berkhamsted,

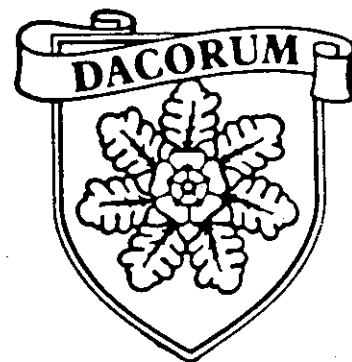
CONVERSION TO FORM THREE RESIDENTIAL FLATS CREATION OF NEW ACCESS AND PROVISION
OF CAR PARKING

Your application for *full planning permission* dated 17.09.1991 and received on
19.09.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 07.01.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1274/91

Date of Decision: 07.01.1992

1. The proposed access is of insufficient width to serve a multiple occupancy residential development.
2. The site is of insufficient size to accommodate vehicle parking, turning and amenity areas, together with landscaping, whilst retaining privacy, residential character and avoiding a cramped layout. The proposed development is therefore excessive in this location and would, if permitted, prove injurious to the general character and amenity of the area.