



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

GORDON J SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

MR & MRS M ADAMS
9 CHAMBERSBURY LANE
HEMEL HEMPSTEAD
HERTS
HP3 8AY

TOWN AND COUNTRY PLANNING ACT 1990.

APPLICATION - 4/01275/99/FUL

9 CHAMBERSBURY LANE, HEMEL HEMPSTEAD, HERTS, HP3 8AY
CONSTRUCTION OF ELDERLY PERSONS TWO STOREY DWELLING ON PART
OF REAR GARDEN OF EXISTING HOUSE

Your application for full planning permission dated 12 July 1999 and received on 14 July 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 08 September 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01275/99/FUL

Date of Decision: 08 September 1999

1. Policies of the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft aim to safeguard the environment. In particular, Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991 - 2001 Deposit Draft specify that development will not be permitted unless it satisfies a range of criteria. These are complemented by the Environmental Guidelines of both Plans. The proposal involves development of a plot which is comparatively small in relation to the plots within the immediate vicinity. It will result in a cramped form of development which is incompatible with the existing layout and character of this established residential area. Furthermore, by reason of its position and height, the proposed dwelling will appear visually intrusive and detrimental to the residential amenity of Nos. 11 and 7 Chambersbury Lane.