

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MINSHULL ARCHITECTURAL DESIGN LTD
65 EGERTON ROAD
BERKHAMSTED
HERTS

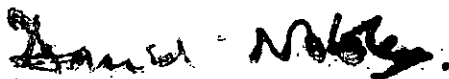
MR & MRS T S JONES
20 SHRUBLANDS ROAD
BERKHAMSTED
HERTS
HP4 3HY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01294/00/FHA

20 SHRUBLANDS ROAD, BERKHAMSTED, HERTS, HP4 3HY
SINGLE STOREY REAR EXTENSION WITH CONSERVATORY OVER AT FIRST
FLOOR

Your application for full planning permission (householder) dated 08 July 2000 and received on 13 July 2000 has been **REFUSED**, for the reasons set out overleaf.



Development Control Manager

Date of Decision: 19 October 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01294/00/FHA

Date of Decision: 19 October 2000

1. The proposed "first" floor conservatory element of this scheme, by virtue of its height and proximity to the rear boundary, will result in a significant loss of privacy for and visual intrusion to the neighbouring property. It therefore fails to meet the required policy criteria set out in Policy 8 of the Dacorum Borough Local Plan (and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft) and is contrary to the Environmental Guidelines set out in Part 5 of those Local Plans.