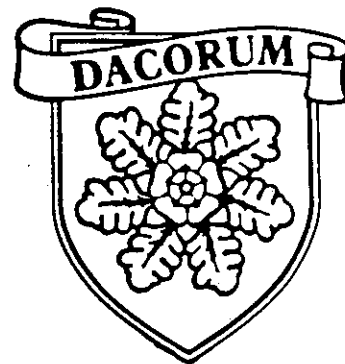


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1323/94

K R Woolf
Old Pastures
London Road
Hemel Hempstead
Herts

Aitchisons
154 High Street
Berkhamsted
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

Adj. Old Pastures, London Road, Hemel Hempstead

TWO DETACHED DWELLINGS (OUTLINE)

Your application for *outline planning permission* dated 11.10.1994 and received on 12.10.1994 has been **REFUSED**, for the reasons set out on the attached sheet.

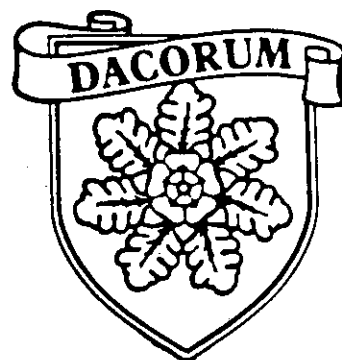
Director of Planning

Date of Decision: 10.01.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1323/94

Date of Decision: 10.01.1995



There are a number of significant trees on the site which are covered by a Tree Preservation Order. The proposed development would necessitate the removal or severe pruning of a number of these trees. Remaining trees would be located so close to the proposed houses and their associated amenity areas that they would cause unreasonable inconvenience to future occupiers for a number of reasons, including loss of sunlight and daylight. There would therefore inevitably be calls from residents to fell or prune these remaining trees. The loss or severe pruning of trees on this site would be detrimental to the visual amenity and character of the area.