

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1323/96

T. W Guest Trust Ltd
The Courtyard
Prince Edward Street
Berkhamsted
Herts

Nicholas J Joyce
One West Lodge
Park Road
Tring, Herts
HP23 6BU

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

The Bays, Prince Edward Street, Berkhamsted

ALTERATIONS TO GARAGE AND NEW CROSSOVER

Your application for *full planning permission* dated 14.10.1996 and received on 17.10.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

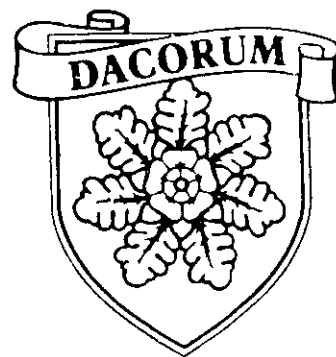
Director of Planning

Date of Decision: 19.12.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1323/96

Date of Decision: 19.12.1996



1. The proposed new access is substandard in visibility and is like to give rise to conditions prejudicial to highway safety, contrary to Policy 8 of the Dacorum Borough Local Plan.
2. The proposed new garage door would have a detrimental effect on the appearance of this part of Berkhamsted Conservation Area.