



# PLANNING

Civic Centre Marlowes  
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MR S YORK  
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MR A R PALMER  
18 SHRUBLANDS AVENUE  
BERKHAMSTED  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01325/99/FHA

18 SHRUBLANDS AVENUE, BERKHAMSTED, HERTS, HP4 3JH  
SINGLE STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 22 July 1999 and received on 23 July 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 09 September 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01325/99/FHA**

Date of Decision: 09 September 1999

1. The proposed conservatory by virtue of its height, depth and proximity to the south flank site boundary would seriously affect the daylighting to the rear facing kitchen window of the adjacent dwelling to the detriment of the amenities of the adjacent dwelling. The proposed conservatory would also appear unduly obtrusive when viewed from the rear garden of the adjacent dwelling. Furthermore, the rear projection of the proposed conservatory does not accord with the criteria for rear extensions set out in the Environmental Guidelines which form part of the adopted Dacorum Borough Local Plan.