

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1329/95

Mr V Boreham
15 Hobbs Hill Road
Hemel Hempstead
Herts
HP3 9QA

S Clark
4 Nettlecroft
Boxmoor
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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15 Hobbs Hill Road, Hemel Hempstead, Herts

FIRST FLOOR REAR EXTENSION AND FRONT DORMER

Your application for *full planning permission (householder)* dated 05.10.1995 and received on 16.10.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

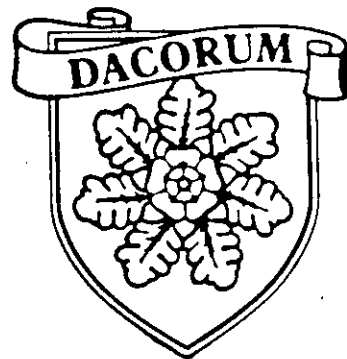
Director of Planning

Date of Decision: 05.12.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1329/95

Date of Decision: 05.12.1995



1. The first floor window in the side elevation of the proposed rear extension would overlook the adjacent dwelling No 17 Hobbs Hill Road. This would cause a significant loss of privacy to the occupants of the adjacent dwelling reducing their residential amenities to a level below that which they would normally expect to enjoy.
2. The first floor rear extension projects 3.7 m from the rear elevation of the original dwelling. Such a large rear projection would breach the 45 degree line when taken from the first floor window in the rear elevation of the adjacent dwelling No 13 causing a significant loss of daylight currently enjoyed by the occupants of this dwelling. In addition the introduction of a blank wall 3.7 m long on the boundary of the site would dominate the adjacent window, having an overbearing effect on the occupants of No 13 Hobbs Hill Road.
3. The proposed alterations to the hipped roof, rear roof slope and raising the wall plate on the rear elevation would disrupt the existing clear roof line and form of the dwelling and remainder of the terrace row to which it is adjoined. The proposed alterations would introduce a discordant feature detracting from the character and appearance of the building and area in general.