

**Dacorum Borough Council
Planning Department**

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MR M BERRY
243 BELSWAINS LANE
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HP3 9XE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01369/00/FUL

**243 BELSWAINS LANE, HEMEL HEMPSTEAD, HERTS, HP3 9XE
DWELLING AND ACCESS**

Your application for full planning permission dated 26 July 2000 and received on 27 July 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 28 September 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01369/00/FUL

Date of Decision: 28 September 2000

1. Policies of the Development Plan aim to safeguard the environment. In particular, Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and the Environmental Guidelines set out in Part 5 of both Plans specify that development will not be permitted unless it satisfies a range of criteria. In addition, the site is located within Residential Character Area HCA 19 (Nash Mills). New development should form a compatible relationship with its surroundings, should be appropriate in terms of siting, design, visual impact, layout, should not have any adverse impact on the the residential amenity of the area, and should be provided with sufficient parking and a safe means of vehicular access. The proposal conflicts with these policies because:

- (a) The narrow plot is not commensurate with those of Nos. 1 to 10 Bunkers Lane. Furthermore, because of the minimal spacing between the new dwellinghouse and No.1 Bunkers Lane and the difference in levels, the proposal will result in a cramped form of development which will be visually incompatible with the immediate street scene and the character of the area.**
- (b) The use of the proposed access onto Belswains Lane will be prejudicial to highway safety.**