



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1381/95

Mr & Mrs Armitage
Box Lane Court
Box Lane
Hemel Hempstead
Herts

Aitchisons Raffety Buckland
154 High Street
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land rear of Box Lane Court, Box Lane, Hemel Hempstead

ERECTION OF DETACHED DWELLING

Your application for *full planning permission* dated 25.10.1995 and received on 27.10.1995 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 15.02.1996

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1381/95

Date of Decision: 15.02.1996

1. Access to the proposed development is inadequate and unsuitable for the additional traffic which would be generated.
2. There are a number of trees on the site that are covered by a Tree Preservation Order. Inadequate information has been provided for the local planning authority to assess properly the impact of the development on these trees. However, on the basis of the submitted plans the construction of the proposed access road is likely to result in loss of some of these trees which would be detrimental to the visual amenity of the area and contrary to the aims of Policies 8 and 74 of the adopted Dacorum Borough Local Plan.
3. The demolition of the existing boundary wall and the erection of a replacement wall at an angle to the existing front boundary would be detrimental to the setting of Box Lane Court, a Grade II listed building and would adversely affect the character and appearance of the street scene. The proposal would therefore be contrary to the aims of Policies 8 and 109 of the Dacorum Borough Local Plan and Department of the Environment Planning Policy Guidance Note No. 15.