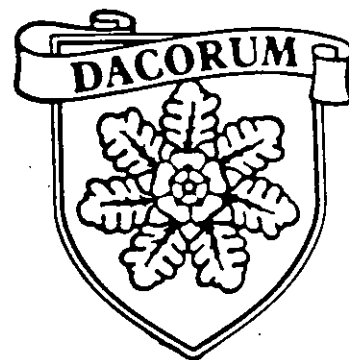


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1384/93

Tates Coaches
144 High Street
Markyate
Herts

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

144 High Street, Markyate, Herts

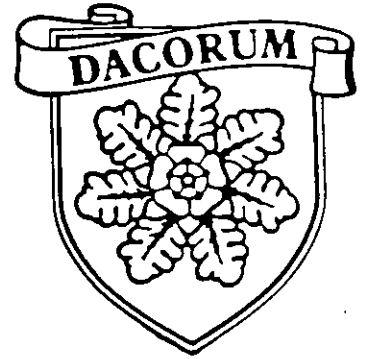
4 ONE BEDROOM STARTER HOMES (OUTLINE)

Your application for *outline planning permission* dated 04.10.1993 and received on 12.10.1993 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 22.12.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1384/93

Date of Decision: 22.12.1993

1. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.
2. The proposed development would have a seriously detrimental effect on the amenities and privacy at present enjoyed by the occupants of 144 High Street.
3. The proposed development would provide an unsatisfactory environment for the future occupiers of the proposed dwellings by reason of noise and disturbance, loss of privacy to Units 1 and 2 from users of the adjacent footpath and oppressive, overbearing effect caused by the proximity of high retaining walls surrounding the site and the minimal private open space provided.