

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR A P WHITELEY
BRAMBLE COTTAGE
VALLEY ROAD
STUDHAM
BEDS
LU6 2NN

WOODENSTONE
C/O A P WHITELEY
BRAMBLE COTTAGE
VALLEY ROAD
STUDHAM
LU6 2NN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01396/00/FUL

179-183 LAWN LANE, HEMEL HEMPSTEAD, HERTS
DEMOLITION OF THREE REDUNDANT SHOP UNITS AND CONSTRUCTION OF
3 - 2 BEDROOMED HOUSES WITH CAR PARKING

Your application for full planning permission dated 01 August 2000 and received on 01 August 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 16 October 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01396/00/FUL

Date of Decision: 16 October 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 specify that development will not be permitted unless it satisfies a range of criteria. 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 residential amenity of the area, and must be provided with sufficient parking and a safe access. The proposed development fails to meet these policies, for the following reasons:

- (1) The siting of the terrace set back from the frontage to Lawn Lane creates a cramped form of development in relation to the site and its surroundings.**
- (2) The proposed development will be visually incompatible with the established street scene of dwellinghouses.**
- (3) Due to the dominance of frontage parking, the development will be detrimental to the residential amenity of No.177 Lawn Lane.**
- (4) The rear gardens do not meet the requirements set out in the Environmental Guidelines of the Borough Plan, and are not commensurate with the size of the proposed dwellinghouses.**