

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1412/94

Mrs J Day
5 Longfield
Leverstock Green
Hemel Hempstead
Herts

Mr D Beynon
4 Westwick Close
Pancake Lane
Leverstock Green
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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5 Longfield, Leverstock Green, Hemel Hempstead, Herts

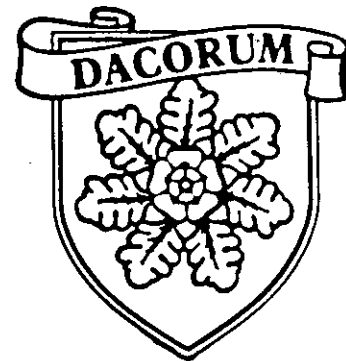
GROUND AND FIRST FLOOR SIDE EXTENSION

Your application for *full planning permission (householder)* dated 31.10.1994 and received on 01.11.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 20.12.1994

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1412/94

Date of Decision: 20.12.1994

Policies of the Development Plan aim to safeguard the residential character of the Borough. To this effect, Policy 8 (Quality of Development) of the Dacorum Borough Local Plan Deposit Draft Proposal and Further Modifications specifies that a development will not be permitted if it fails to satisfy a range of criteria. Of those listed, it is expected that new development will harmonise with the general character of the area and avoid visual harm. In support of this, Policy 9 of this plan sets out Environmental Guidelines which should normally be met by a proposed development. It is expected that first floor side extensions will not eliminate gaps between existing dwellinghouses within the street scene. The proposal will breach these Guidelines by abutting the common boundary with no. 3 Longfield, reducing the gap with no. 5. This will be to the detriment of the spacious setting of both dwellinghouses within the street scene, where gaps form an important feature of the original housing layout.