

# Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01420/00/OUT**

**ADJACENT 40A, CRESCENT ROAD, HEMEL HEMPSTEAD, HERTS  
TWO BEDROOM DWELLING**

Your application for outline planning permission dated 03 August 2000 and received on 04 August 2000 has been **REFUSED**, for the reasons set out overleaf.

*Diana Noble*

Development Control Manager

Date of Decision: 28 September 2000

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01420/00/OUT**

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 specify that development will not be permitted unless it satisfies a range of criteria. These policies are complemented by the Environmental Guidelines set out in Part 5 of both Plans. New development should form a compatible relationship with its surroundings, should be appropriate in terms of its siting, design, visual impact and layout, should not have any adverse impact on the residential amenity of the area, and must have sufficient off street vehicle parking and a safe vehicular access. The proposed development conflicts with these policies because:

- (a) the proposed siting of the two storey dwellinghouse would appear visually intrusive within the street scene on this prominent corner of Crescent Road; and
- (b) the residents of properties in Crescent Road are heavily reliant upon the limited amount of on-street parking which is available in the road. It is important, therefore, in this location that new development is provided with sufficient curtilage parking and that the parking and access to it are safely located. The proposed layout shows the inadequate provision of off-street parking to serve the dwellinghouse; furthermore, the position of the close boarded fence in relation to the proposed parking space would restrict visibility and therefore the use of the driveway would be prejudicial to highway safety.