

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MICHAEL GINN ASSOCIATES  
STUDIO 8  
1 BALTIC PLACE  
LONDON  
N1 5AQ

MR AND MRS SANDLER  
C/O SANDLER SEATING  
58-63 COLTS LANE  
LONDON  
E2 6JR

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01433/00/FUL**

**ADJ. UK HOUSE, HICKS ROAD, MARKYATE, ST. ALBANS, HERTS  
CONSTRUCTION OF INDUSTRIAL SHED TO PROVIDE B8 STORAGE AND  
DISTRIBUTION ACCOMMODATION (3 UNITS)**

Your application for full planning permission dated 01 August 2000 and received on 07 August 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, which appears to read 'David Noble'.

Development Control Manager

Date of Decision: 16 October 2000

## **REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01433/00/FUL**

Date of Decision: 16 October 2000

- 1. The layout of the proposed development makes inadequate provision for vehicle turning areas within the site and is likely to result in vehicles reversing out onto Hicks Road. This will give rise to conditions prejudicial to highway safety, contrary to Policy 8 of the adopted Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
- 2. There is a serious under provision of vehicle parking within the site compared to the standards adopted by the local planning authority. This is likely to result in increased demand for parking on streets and access roads in the immediate vicinity and is likely to cause harm to the free flow of traffic and highway safety. The proposal is therefore contrary to Policies 8 and 54 of the adopted Dacorum Borough Local Plan and Policies 9 and 59 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
- 3. The trees on the north west site boundary are protected by a Tree Preservation Order. Because of the proximity of the proposed development to these trees, there is likely to be pressure for the trees to be removed. Furthermore, inadequate information has been submitted to demonstrate that the proposed parking spaces will not result in root severance or soil compaction that would be likely to have an adverse impact on the health and vitality of the protected trees. The proposal is therefore contrary to Policies 8 and 94 of the adopted Dacorum Borough Local Plan and Policies 9 and 100 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
- 4. The proposed development does not include any environmental improvements to the site in the form of a scheme of landscaping. It is therefore contrary to Policy 33 of the adopted Dacorum Borough Local Plan and Policy 37 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
- 5. The proposed development would have an adverse impact on levels of daylight reaching the side facing ground floor windows in the gable end of the adjacent industrial unit. It would also appear visually intrusive from rear facing windows and gardens of nearby residential properties. Furthermore, the proposed development would result in unacceptable overlook of residential properties to the south west of the site from the first floor of unit 1. The proposed development is therefore contrary to Policies 8 and 9 of the adopted Dacorum Borough Local Plan and Policies 9 and 10 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**