

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR S D JOHNSTON
49 QUEENS CRESCENT
ST ALBANS
HERTS


MR WELCH
121 GREEN END LANE
HEMEL HEMPSTEAD
HERTS
HP1 2AX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01436/00/FHA

121 GREEN END LANE, HEMEL HEMPSTEAD, HERTS, HP1 2AX
TWO STOREY FRONT EXTENSION

Your application for full planning permission (householder) dated 01 August 2000 and received on 08 August 2000 has been **REFUSED**, for the reasons set out overleaf.



Development Control Manager

Date of Decision: 06 November 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01436/00/FHA

Date of Decision: 06 November 2000

1. Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft require a high standard in all development proposals. Development will not be permitted if the design is inappropriate and does not respect the townscape and general character of the area. The proposed additions to this property introduce a cat slide roof and four substantial dormer windows which are out of keeping with the dwelling itself and the adjacent properties. As such the development does not conform with policies of either the adopted Local Plan or the emerging Deposit Draft Local Plan, and it will detract significantly from the character and appearance of the area.