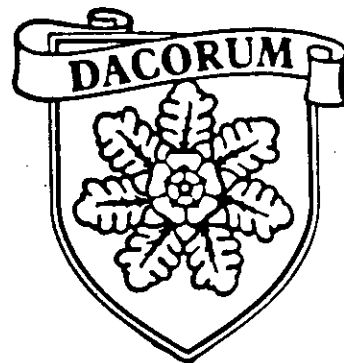


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1474/94

Mr T Oliver  
11 Market Place  
Hertford

Neil Anderson  
1a Woodland Way  
Oaklands  
Welwyn  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

26 Wharfedale, Hemel Hempstead

CONVERSION OF DWELLING TO TWO FLATS

Your application for *full planning permission* dated 15.11.1994 and received on 17.11.1994 has been **REFUSED**, for the reasons set out on the attached sheet.

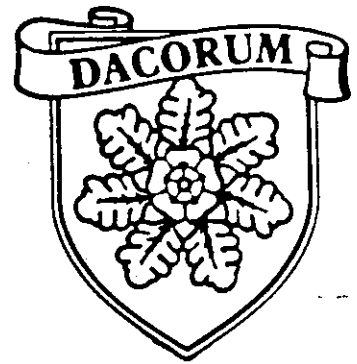
Director of Planning

Date of Decision: 10.01.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1474/94

Date of Decision: 10.01.1995



Policies of the Development Plan aim to safeguard the residential character of the Borough. Policy 8 of the Dacorum Borough Local Plan Deposit Draft Proposed and Further Modifications specifies that development will not be permitted if it fails to satisfy a range of criteria. Criterion (G) expects that sufficient parking is provided. The conversion would result in both units being served by an inadequate level of vehicle parking within the application site to meet the standards adopted by the local planning authority in an area where it is expected that these standards are fully satisfied. If permitted, a precedent would be established in the locality for a similar type of conversion of nearby dwellinghouses, resulting in demand for parking increasing on-street parking to the detriment of the residential character of the area.