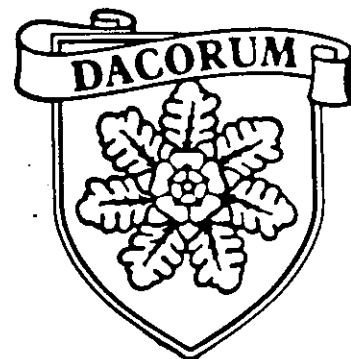


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1480/93

Koster Marshall Clarke
Netherfield
Gravel Path
Berkhamsted
Herts

Aitchisons
154 High Street
BERKHAMSTED
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Netherfield, Gravel Path, Berkhamsted, Herts

REPLACEMENT DWELLING (OUTLINE)

Your application for *full planning permission (householder)* dated 02.11.1993 and received on 03.11.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

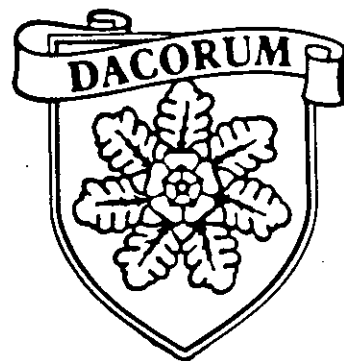
Director of Planning

Date of Decision: 20.12.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1480/93

Date of Decision: 20.12.1993



1. The application site does not have a means of vehicular access shown on the submitted plans. However assuming the dwelling would utilise the existing Netherfield access to Gravel Path, the proposal would result in additional traffic utilising the existing substandard access to Gravel Path. Additional traffic would exacerbate the already hazardous situation.
2. This is an unsatisfactory form of development in that the application site is land locked by the remaining site of Netherfield which is in office use such that the amenities of the occupier of the plot would be adversely affected by the close proximity of the commercial use of the site.