



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1490/95

Mr P Crouchley
Poynings
Northchurch Common
Nr Berkhamsted
HERTS

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Poynings, Northchurch Common, Northchurch

SIDE EXTENSION, PORCH, DORMER WINDOWS AND REPLACEMENT GARAGE

Your application for *full planning permission (householder)* dated 21.11.1995 and received on 23.11.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

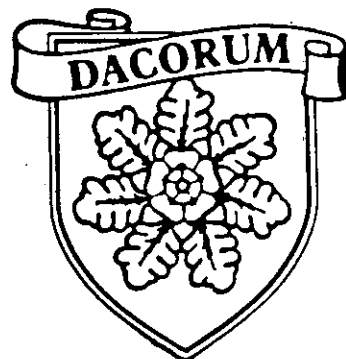
Director of Planning

Date of Decision: 15.02.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1490/95

Date of Decision: 15.02.1996



1. Having regard to the location of the site within the Green Belt and the Chiltern Area of Outstanding Natural Beauty, the proposed extension to the dwelling is excessive in size and poorly designed. In particular, the dormer windows are ill-proportioned and excessive in size resulting in an unbalanced appearance. Furthermore, the provision of three large windows in the side elevation will result in overlooking and loss of privacy to the adjacent property known as "Highfield".
2. The garage will be overdominant in the general street scene in the Area of Outstanding Natural Beauty and will be unneighbourly and out of character with the general area.