

Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01493/99/FHA

4 PAMELA AVENUE, HEMEL HEMPSTEAD, HERTS, HP3 9NT
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 23 August 1999 and received on 23 August 1999 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 14 October 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01493/99/FHA

Date of Decision: 14 October 1999

1. Policies of the Development Plan aim to safeguard the environment. In particular, Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft specify that development will not be permitted unless it satisfies a range of criteria. These policies are supplemented by Environmental Guidelines relating to Small Scale House Extensions and Parking Provision. Extensions should be appropriate in terms of design, layout, relationship with the dwellinghouse, adjoining dwellinghouses and the area in which it is located, and provide sufficient parking for the extended dwellinghouse. The proposal conflicts with these policies as :

- (a) Pamela Avenue is a residential cul-de-sac where new development should be provided with adequate parking within the residential curtilage rather than placing reliance on the limited street parking which is available. The proposal displaces existing off-street parking and also involves an additional bedroom. The failure to make provision within the site for appropriate car parking is contrary to the policies in the Borough Local Plan and will result in unacceptable pressures for additional street parking in Pamela Avenue.
- (b) The lack of articulation of the first floor front elevation of the extension (caused by the extent of unrelieved brickwork) will detract from the appearance of the street scene.
- (c) The submitted plans do not show the use of obscure glazing in the proposed bathroom window of the master bedroom en suite. As a result, the proposed development could cause harm to the residential amenity of the occupiers of No. 5 Pamela Avenue.