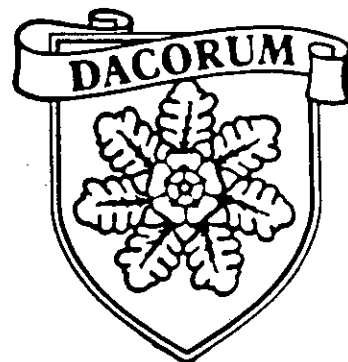


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1502/95

Mr & Mrs D Brown
4 Brownlow Road
Berkhamsted
Herts

Colin Harrison
9 Barry Close
St Albans
Herts
AL2 3HN

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

4 Brownlow Road, Berkhamsted

SINGLE STOREY SIDE AND REAR EXTENSIONS AND FORMATION OF ROOM IN ROOF

Your application for *full planning permission (householder)* dated 20.11.1995 and received on 28.11.1995 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 15.02.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1502/95

Date of Decision: 15.02.1996



1. The proposed insertion of windows and the provision of a balcony on the flank wall at second storey level presents an intrusive alien feature on this property and would have a detrimental effect on the visual appearance of the group of six houses, the street scene in general and the Berkhamsted Conservation Area. These features would also result in an unacceptable degree of overlooking and considerable loss of privacy to the adjacent property.
2. The provision of a bin store in the front garden is unacceptable in terms of its alien nature and visual intrusion in the street scene and on the Berkhamsted Conservation Area.
3. The single storey rear extension is excessive in depth and overall height and would have a seriously detrimental effect on the amenities at present enjoyed by occupants of the adjacent property.