



Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts
HP1 1SA

Applicant:
Mr B Excell
Green Briars
Shenstone Hill
Berkhamsted
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01521/96/OUT
DEMOLITION OF DWELLING AND ERECTION OF THREE DETACHED HOUSES
GREEN BRIARS SHENSTONE HILL BERKHAMSTED HERTS

Your application for outline planning permission dated 8 November 1996 and received on 21 November 1996 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 27 May 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01521/96/OUT

Date of Decision: 27 May 1997

1. The increased use of the access, which is substandard in width and visibility, is likely to give rise to conditions prejudicial to highways safety.
2. The proposal would have an unacceptable impact on trees which are the subject of a Tree Preservation Order.
3. The proposed development is excessive and cramped and would be detrimental to the character of the area.