

# Dacorum Borough Council Planning Department

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3 TRING ROAD  
WILSTONE, TRING  
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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01563/99/FUL**

**3 TRING ROAD, WILSTONE, TRING, HERTS, HP234NU**  
**NEW DWELLING, DEMOLITION AND RE-SITING OF GARAGE, MINOR**  
**ELEVATIONAL ALTERATIONS.**

Your application for full planning permission dated 06 September 1999 and received on 07 September 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 05 November 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01563/99/FUL**

**Date of Decision: 05 November 1999**

- 1. The proposed development is ill conceived in that it relates poorly to both the adjacent properties and would cause serious harm to the general countryside character of this site on the edge of the village envelope of Wilstone.**
- 2. The proposed dwelling, due to its height, mass and position in close proximity to the boundary with No. 1 Chapel End Lane, would have a seriously over bearing effect when viewed from the rear garden of the neighbouring property. The dwelling would also have a detrimental effect on the levels of light and privacy currently enjoyed by the residents of No. 1 Chapel End Lane to the detriment of their residential amenities.**
- 3. The proposed dwelling would itself suffer a serious loss of residential amenities due to the over bearing impact of No. 3 Tring Road and the resulting loss of light by virtue of the position of the existing dwelling within the site.**