



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

HEMEL LOFT CONVERSIONS
89 CHAMBERSBURY LANE
HEMEL HEMPSTEAD
HERTS

Applicant:

MR & MRS JONES
33 DEACONSFIELD ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9HY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01565/98/FHA

**33 DEACONSFIELD ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9HY
LOFT CONVERSION**

Your application for full planning permission (householder) dated 01 September 1998 and received on 07 September 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 27 October 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01565/98/FHA

Date of Decision: 27 October 1998

Policies of the development plan aim to safeguard the local environment. Policy 8 of the Dacorum Borough Local Plan, which is supported by the associated Environmental Guidelines for Small Extensions, specifies that the development will not be permitted unless it meets a range of criteria. This includes the size of new dormers. It is expected that dormer margins should be inset greater distance from the boundaries with adjoining dwellinghouses than those shown by the proposed plan. The proposed dormer by reason of its width will dominate the rear roof of No.33 and that of the other parts of the terrace to the detriment of the appearance of the dwellinghouse and the roofscape within the locality .