

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



D J McENTEE
DALE END
1 BOX LANE
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01593/99/OUT

**1 BOX LANE, HEMEL HEMPSTEAD, HERTS, HP3 0DH
CONSTRUCTION OF DWELLING AND ALTERATIONS TO ACCESS**

Your application for outline planning permission dated 01 September 1999 and received on 13 September 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barker'.

Director of Planning

Date of Decision: 05 November 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01593/99/OUT

Date of Decision: 05 November 1999

1. The proposed development would be very cramped in relation to adjoining development, adversely affecting the visual and general amenities and detracting from the character of the area contrary to Policy 8 of the Dacorum Borough Local Plan and Policy 9 and the Felden West Character Area (HCA4) in Part 4 of the Dacorum Borough Local Plan 1991- 2011 Deposit Draft.

2. Visibility sight lines of 90 metres in each direction are required to meet highway standards. There is insufficient land within the control of the applicant to obtain a suitable access. The increased use of the already substandard access is likely to give rise to conditions prejudicial to highway safety.

3. The proposed siting of the development would put trees, protected by a Tree Preservation Order, under immense pressure for removal due to the restriction of light to the dwelling.