

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



P W ABBISS FRICS
FLINTWOOD
KINGSDALE ROAD
BERKHAMSTED
HP4 3BS

MR & MRS N PALMER
12 LARKSPUR CLOSE
HEMEL HEMPSTEAD
HERTS
HP1 2HP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01603/00/FHA

12 LARKSPUR CLOSE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 2HP
TWO STOREY SIDE EXTENSION AND CONSERVATORY

Your application for full planning permission (householder) dated 04 September 2000 and received on 06 September 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble
Daniel Noble

Development Control Manager

Date of Decision: 03 November 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01603/00/FHA

Date of Decision: 03 November 2000

1. Policies of the Development Plan aim to safeguard the local environment. In particular, Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft specify that development will not be permitted unless a range of criteria are satisfied. These policies are supplemented by the Environmental Guidelines relating to small scale house extensions. The proposal is unacceptable due to its very prominent position, massing, height, unbroken expanse of brickwork and close relationship with No. 10 Larkspur Close. These factors combine to create a very visually intrusive and cramped form of development which will seriously detract from the appearance of the street scene and the existing more spacious relationship between Nos. 10 and 12 Larkspur Close.

INFORMATIVE:

The local planning authority advises that, in order to accommodate development at the site, issues of the suitability of the ground conditions, drainage and the ownership of the boundary wall are fully investigated.