



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

DEREK KENT ASSOCIATES
GREAT WHEELERS BARN
THE GREEN
SARRATT
NR RICKMANSWORTH HERTS
WD3 6BJ

Applicant:

F & L PENSION FUND
C/O DEREK KENT ASSOCIATES
GREAT WHEELERS BARN
THE GREEN
SARRATT, HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01609/97/FUL

230 ST. JOHNS ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1QQ
PROPOSED RESIDENTIAL UNIT

Your application for full planning permission dated 13 October 1997 and received on 14 October 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 12 December 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01609/97/FUL

Date of Decision: 12 December 1997

- 1. The proposal would introduce a cramped form of development, with insufficient amenity space, which would be out of keeping with the character and appearance of development in the area. Policies of the Development Plan aim to safeguard the environment of the Borough, including the residential areas, and the proposed development would be in conflict with this aim.**
- 2. The proposed development has no pedestrian visibility splays at the access to the parking areas which could lead to highway danger to those using the public footpath adjacent to the site. [NOTE: Had there not existed the overriding reason for refusal set out at Reason 1 above, the local planning authority would have sought amended plans to overcome this reason for refusal.]**