

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR G PRATCHETT
22 WHEELERS LANE
HEMEL HEMPSTEAD
HERTS
HP3 9JE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01627/00/FHA

22 WHEELERS LANE, HEMEL HEMPSTEAD, HERTS, HP3 9JE
TWO STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 11 September 2000 and received on 11 September 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 05 December 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01627/00/FHA

Date of Decision: 05 December 2000

1. Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft expect a high standard in all development proposals. Development will not be permitted unless it avoids harm to adjoining properties. The development proposed would result in a two storey rear extension 8.6 metres along the boundary with 24 Wheelers Lane. The proposed extension would be overbearing and would lead to a significant loss of daylight to the occupants of the adjacent dwelling. As such the development would be contrary to the policies referred to above and the Environmental Guidelines in the adopted and Deposit Draft Plans.