

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01646/99/OUT

**19 & REAR OF 17 TRING ROAD, NORTHCHURCH, BERKHAMSTED, HERTS
DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF FIVE
DWELLINGS**

Your application for outline planning permission dated 22 September 1999 and received on 22 September 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 21 February 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01646/99/OUT

Date of Decision: 21 February 2000

- 1. The proposal is contrary to Policy 29 of the Hertfordshire Structure Plan Review 1991-2011 (Traffic and Road Safety Implications of Development Proposals) which aims to restrict access onto primary roads, in this instance the A4251 Tring Road, Northchurch. The increased use of an access to this road which has sub-standard visibility is likely to give rise to conditions prejudicial to highway safety. This proposal is also contrary to the aims and objectives of Policy 50 of the Dacorum Borough Local Plan, Policy 52 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft, and to central government advice in Planning Policy Guidance Note No. 13 Transport.**
- 2. This outline application, with all matters reserved, fails to demonstrate that the proposed five dwellings could be positioned without having a detrimental effect on the amenities of surrounding properties in Lyme Avenue and Pea Lane in terms of loss of privacy, loss of daylight and sunlight, general disturbance and visual intrusion.**
- 3. This outline application, with all matters reserved, fails to demonstrate that the five dwellings and access road can be positioned without causing harm to the well-being of those trees on site which are protected by a Tree Preservation Order.**