

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1695/96

Mr S Hext
2 Clarence Road
Berkhamsted
Herts

Michael Walden
33 Swing Gate Lane
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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31 Cross Oak Road, Berkhamsted, Herts

CHANGE OF USE FROM GARAGE TO DWELLING ANNEX

Your application for *full planning permission* dated 24.12.1996 and received on 30.12.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

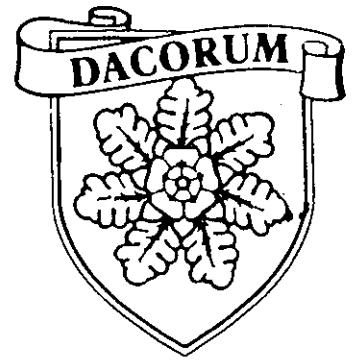
Director of Planning

Date of Decision: 18.02.1997

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1695/96

Date of Decision: 18.02.1997



1. The development, the subject of this application, would be capable of occupation as a separate unit of residential accommodation, from the existing dwelling on site, 31 Cross Oak Road. This would result in an overdevelopment of the site to the detriment of the amenities of the occupants of the existing dwelling, future occupants of the annex and neighbouring occupier. This overdevelopment would be contrary to Policy 8 of the adopted Dacorum Borough Local Plan.
2. This development would result in a need for additional parking on site to comply with the adopted Dacorum Borough Local Plan standards which cannot be provided within the site. The lack of policy provision would result in additional on street parking which would exacerbate existing highway congestion to the detriment of the amenities of local occupiers, and to the character and appearance of the area which is part of the Berkhamsted Conservation Area.