

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR D LLOYD
31 LEA ROAD
HARPENDEN
HERTS
AL5 4PQ

MESSRS AYLES HOSIER & WOODS
C/O 29 KINGSLAND ROAD
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01701/00/OUT

REAR OF 23,25,27 &29, KINGSLAND ROAD, BOXMOOR, HEMEL HEMPSTEAD,
HERTS
THREE DETACHED DWELLINGS

Your application for outline planning permission dated 21 September 2000 and received on 22 September 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 13 February 2001

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01701/00/OUT

Date of Decision: 13 February 2001

- 1. The proposed application site does not encompass sufficient land to demonstrate that adequate vehicular and pedestrian access can be obtained from the adopted highway. It is therefore not clear how access could be obtained whilst complying with any conditions that the local planning authority may wish to impose in regard to this land.**

- 2. The proposed development, by reason of its likely layout and orientation and the number of units proposed (as indicated on the illustrative layout), would fail to optimise the use of the land and would frustrate the long term comprehensive development of the remaining area of land to the rear of Nos. 31 to 47 Kingsland Road. This would result in underuse of the land concerned and consequently greater pressure for use of green field sites, particularly in the Green Belt, to cater for housing needs in the Borough. The proposal is therefore contrary to Policy 1 of the Hertfordshire Structure Plan Review 1991-2011, Policy 8 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and national planning advice contained in Planning Policy Guidance Note 1 (General Policy and Principles) and Planning Policy Guidance Note 3 (Housing) concerning sustainable patterns of development and the making of effective use of land within urban areas.**