

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR N A JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

MR G MIDDLETON
39 RISEDALE ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9NW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01703/00/FHA

39 RISEDALE ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9NW
SINGLE STOREY SIDE, TWO STOREY REAR EXTENSIONS. RAISE ROOF
HEIGHT AND CONVERT ROOF SPACE

Your application for full planning permission (householder) dated 22 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: 21 November 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01703/00/FHA

Date of Decision: 21 November 2000

1. The proposed roof extension, by reason of its excessive size, height, bulk, unsympathetic roof form and the removal of the chimney, would result in an unduly bulky, dominant and incongruous feature, harmful to the appearance of the dwelling, and out of keeping with the established character of the area. The proposal is therefore contrary to Policies 8 and 9 of the Dacorum Borough Local Plan and Policies 9 and 10 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

2. The proposed rear extension, by reason of its size, height, depth and siting in relation to the adjoining properties at 37 and 41 Risedale Road, would have an overbearing impact and result in an unacceptable loss of light, harmful to the amenities of those properties. The proposal is therefore contrary to Policies 8 and 9 of the Dacorum Borough Local Plan and Policies 9 and 10 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.