

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
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6 GRASSY CLOSE
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01722/00/FHA

**6 GRASSY CLOSE, HEMEL HEMPSTEAD, HERTS, HP1 3QR
TWO STOREY SIDE EXTENSION AND PORCH**

Your application for full planning permission (householder) dated 29 August 2000 and received on 27 September 2000 has been **REFUSED**, for the reasons set out overleaf.



Development Control Manager

Date of Decision: 18 January 2001

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01722/00/FHA

Date of Decision: 18 January 2001

1. Policies of the development plan aim to safeguard residential character of the Borough. These policies specify that development will not be permitted if it fails to satisfy a range of criteria. Of those listed it is expected that new development will respect the townscape, density and general character of the area and avoid visual harm.

Grassy Close is open in character with space around dwellings and spacious public footpaths which allow access into and through the area. The proposed development, by reason of its size and location, will bring the building at two storey level approximately 40 cm from the side boundary, thus reducing the gap between 5 and 6 Grassy Close and the space adjacent to the footpath. This reduction in the gap will be detrimental to the attractiveness of the footpath; it would also be detrimental to the appearance of this important part of the street scene and also harmful to the overall character of the Close.

The proposed development would therefore be contrary to Policy 8 of the Dacorum Borough Local Plan 1995 and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.