



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MRS M PERSAK-ENEFER  
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LONDON  
N11 1DN

Applicant:

MR & MRS C LUFF  
15 QUEEN STREET  
CHIPPERFIELD  
KINGS LANGLEY  
HERTS  
WD4 9BT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01817/98/FHA

15 QUEEN STREET, CHIPPERFIELD, KINGS LANGLEY, HERTFORDSHIRE, WD4  
9BT  
TWO STOREY REAR EXTENSION AND REBUILDING OF OUTBUILDING

Your application for full planning permission (householder) dated 09 October 1998 and received on 20 October 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 23 November 1998

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01817/98/FHA**

Date of Decision: 23 November 1998

- 1. The application site is located within the Metropolitan Green Belt wherein there is strict control over extensions and alterations to existing dwellinghouses. The proposed extension and outbuilding would amount to a disproportionate addition over the size of the original building. The proposal is thus contrary to Policy 20 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 2: Green Belts.**
- 2. The proposal by reason of its size and design would have a seriously detrimental effect on the general character and amenity of a designated Conservation Area.**
- 3. There is no provision for vehicle parking within the site to meet standards adopted by the local planning authority.**
- 4. The proposed development would be seriously detrimental to the amenities and privacy of the occupants of adjacent dwellings due to overlooking from the proposed first floor balcony.**