

Dacorum Borough Council

Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



SKYLITE WINDOWS & CONSERVATORIES
UNIT 5 RUSHTON FARM
WARREN HOUSE ROAD
WOKINGHAM
BERKS
RG40 5RE

MR M NAYLOR
7 COSTINS WALK
BERKHAMSTED
HERTS
HP4 2WG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01840/00/FHA

7 COSTINS WALK, BERKHAMSTED, HERTS, HP4 2WG
CONSERVATORY

Your application for full planning permission (householder) dated 20 September 2000 and received on 16 October 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 15 February 2001

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01840/00/FHA

Date of Decision: 15 February 2001

- 1. The proposed conservatory, by reason of its size and position, and unsympathetic design, style and materials, would have an adverse effect on the character and appearance of the existing dwellinghouse and the surrounding Conservation Area, contrary to national advice contained within Planning Policy Guidance Note 15: Planning and the Historic Environment and the provisions of the development plan contained in Policies 8, 9 and 110 of the adopted Dacorum Borough Local Plan and Policies 9, 10 and 116 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
- 2. The addition to individual dwellings within this planned estate of extensions of varying designs and will cumulatively erode its overall character and appearance, resulting in a harmful impact on the character and appearance of the Conservation Area.**
- 3. The proposed conservatory, by reason of its excessive size, depth and siting in relation to the adjoining property at 8 Costins Walk, would have an overbearing impact and result in an unacceptable loss of light, harmful to the amenities of the occupants of that property. The proposal is therefore contrary to Policies 8 and 9 of the adopted Dacorum Borough Local Plan and Policies 9 and 10 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**