

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MARTIN DOWLING ARCHITECTS
40 HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AE

MRS D J GATES
GROVE END
ELM GROVE
BERKHAMSTED
HERTS
HP4 1AE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01905/00/FUL

ADJ. GROVE END, ELM GROVE, BERKHAMSTED, HERTS
DETACHED DWELLING

Your application for full planning permission dated 16 October 2000 and received on 24 October 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Nobley

Development Control Manager

Date of Decision: 22 January 2001

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01905/00/FUL

Date of Decision: 22 January 2001

1. The proposed development, by reason of its excessive size, width and site coverage, loss of trees and additional impact in terms of car parking and associated traffic movements, would appear unduly cramped and would represent a gross overdevelopment of the site. The development would affect adversely the visual and general amenities of the area, and it would fail to preserve or enhance the character and appearance of the Berkhamsted Conservation Area. The proposal is therefore contrary to Policy 38 of the Hertfordshire Structure Plan Review, Policies 8 and 110 of the Dacorum Borough Local Plan and Policies 9 and 116 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.