

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01954/99/FUL

Date of Decision: 06 March 2000

1. The site is inadequate in size to accommodate the proposed development together with the required amenity space and vehicle parking generated by the development and the adjacent Scout Hut. The resulting development would be the provision of a standard of residential accommodation, in terms of quality, amenity and outlook, below the levels which residents could reasonably expect to enjoy. The proposed development therefore conflicts with the requirements of Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

2. Insufficient car parking is proposed to meet the need of the proposed residential accommodation and the adjacent Scout Hut as required by the the local planning authority's adopted standards. The shortfall of car parking is exacerbated as a number of the proposed spaces would be difficult to access, are substandard in size and are located in a position remote from the proposed accommodation itself. The shortfall of car parking is likely to result in parking on the highway, which in turn is likely to lead to conditions of highway danger for those using the site and other highway users in general. The proposal therefore conflicts with the car parking standards adopted by Dacorum Borough Council for development control purposes and those contained in the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

3. The proposed development, by virtue of its excessive scale, bulk and poor design, would be seriously detrimental to the appearance of the street scene in a prominent location alongside a main entry route to the town centre of Berkhamsted. The scheme therefore conflicts with national advice contained within Planning Policy Guidance Note 1: General Policy and Principles and local policies contained in 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.

4. The proposed development is shown to be located in close proximity to the crown spread of a line of Lime trees, which are protected by a Tree Preservation Order. Due to their elevated position and mature size, there is likely to be considerable pressure for the felling or pruning of these trees by future residents of the proposed flat development. The proposed development therefore threatens the longevity of the protected Lime trees and conflicts with the objectives of Policy 21 of the Hertfordshire Structure Plan Review 1991-201, Policy 94 of the adopted Dacorum Borough Local Plan and Policy 100 of the Dacorum Borough Local Plan Deposit Draft 1991-2011.

**Dacorum Borough Council
Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01954/99/FUL

343-351 HIGH STREET, BERKHAMSTED, HERTS
12 FLATS COMPRISING 4 NO. ELDERLY PERSON AND 8 NO. GENERAL
MARKET UNITS WITH 21 PARKING SPACES (INCLUDING 6 ASSOCIATED WITH
THE SCOUT HUT)

Your application for full planning permission dated 11 November 1999 and received
on 12 November 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'C. Kimberley'.

Director of Planning

Date of Decision: 06 March 2000