



PLANNING

Civic Centre Marlowes
Hemel Hempstead
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MR H JAMES
10 CARTERS CLOSE
SHERINGTON
NEWPOT PAGNELL
BUCKS
MK16 9NW

MR & MRS S P BURTON
77 SHRUBLANDS AVENUE,
BERKHAMSTED
HERTS
HP4 3JG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02000/98/FHA

**77 SHRUBLANDS AVENUE, BERKHAMSTED, HERTS, HP4 3JG
TWO STOREY REAR EXTENSION**

Your application for full planning permission (householder) dated 23 November 1998 and received on 23 November 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 24 February 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02000/98/FHA

Date of Decision: 24 February 1999

1. The proposed development by reason of its height and massing would create an unsatisfactory and obtrusive feature of undue prominence detrimental to the character and appearance of the Conservation Area and would set an undesirable precedent. The development would also have a negative impact on neighbouring residential amenity by way of overlooking and an overbearing appearance.