

Dacorum Borough Council
Planning Department
Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR S BETTS
82 PICKFORD ROAD
MARKYATE
HERTS
AL3 8RW

MRS D BRUCE
49 LONDON ROAD
MARKYATE
HERTS
AL3 8JP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02006/99/FUL

49 LONDON ROAD, MARKYATE, ST. ALBANS, HERTS, AL3 8JP
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF SINGLE
STOREY REAR EXTENSION AND CONSTRUCTION OF NEW DWELLING
HOUSE

Your application for full planning permission dated 12 November 1999 and received on 23 November 1999 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 07 January 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02006/99/FUL

Date of Decision: 07 January 2000

1. **Due to its excessive size, unsympathetic design and the topography of the site, the proposed dwelling would result in a gross overdevelopment of the site and would adversely affect the character of the area. Furthermore, the proposed development leaves inadequate space to accommodate the dwelling and the rear extensions to No. 49 London Road together with the necessary amenities and vehicle parking for both the proposed and the existing dwellings. The development is therefore in conflict with the Environmental Guidelines contained within the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
2. **The proposed dwelling, by virtue of its depth and the sloping topography of the site, would have a seriously detrimental effect on the amenities and privacy at present enjoyed by the occupants of No. 51 London Road.**
3. **The plans as submitted lack sufficient information in respect of the means by which the slope of the site from its frontage with London Road to the rear of the garden will be dealt with in the development. In the absence of such information, it is not possible for the local planning authority to assess fully the impact of the proposals on the amenities of No 51 London Road.**