

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. 4/0198/78

Other Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Tonrin Homes Ltd.,
47 London Road,
Cowplain,
PORTSMOUTH,
Hants.

11 Houses and Garages (Phase IV)
Between 15 and 31 High Street, Bovingdon, Herts.

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 24th February, 1978, and received with sufficient particulars on and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

- 1. The application site comprises an important site on the approach to the Conservation Area and in the opinion of the local planning authority the proposed development is unsatisfactory in the street scene inasmuch as:- (a) the front and rear elevations of the long blocks have no consistency either to themselves or to the character of the Conservation Area as a whole; the details do not reflect the simple vernacular style of fenestration, doorcases and other details now existing in the Conservation Area as a whole; (b) the pitch of the roofs is lower than other roofs found on High Street frontage; (c) the material of roof and walls would be unsympathetic to the character of the Conservation Area.
2. The proposed pair of semi-detached houses will result in a form of tandem development having unsatisfactory relationship to surrounding development.
3. The layout of the rear access road and garages to the dwellings is unsatisfactory in that - (a) insufficient space exists for the manoeuvring of vehicles entering and leaving the proposed garages, and (b) the location of the garages is such that there is insufficient room to stand a vehicle within the curtilage clear of garage doors thus having an adverse effect on general amenities and presenting a hazard to pedestrian and vehicular traffic on the proposed access road.

Dated 30th day of March, 1978.

Signed [Signature]
Designation Director of Technical Services.

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.