

DELU. CONTROL Comm.

4/0207/83G

14th APRIL 1983.

1216. PLAN NO. 4/0207/83G (OUTLINE). CONSULTATION UNDER CIRCULAR 49/63. USE OF LAND FOR TWO DWELLINGS. LAND REAR OF 1-21 HUNTERS CLOSE, BOVINGDON. PROPERTY SERVICES AGENCY.

Resolved:

That the consultor be informed that had this consultation been considered as a planning application, planning permission would have been refused for the following reasons:-

- (1) The site is within an area without notation on the Approved County Development Plan (1971) and in an area referred to as being within the extension of the Metropolitan Green Belt in the Approved County Structure Plan (1979) and deposited Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use or extension of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of these policies.
- (2) The proposed development is not supported by evidence of local need sufficient to satisfy Policy 4 of the deposited Dacorum District Plan.
- (3) The proposed development would be an undesirable form of sporadic development taking insufficient account of the layout of surrounding residential properties resulting in detriment to the amenities of the occupants of those properties.

4/0207/83G



Department of the Environment

PSA

Property Services Agency
Senior Estate Surveyor

Barrow Road Shippon Abingdon OX13 6JG

Telephone Abingdon 30640 Ext 225

The Chief Planning Officer
Dacorum District Council
Civic Centre
Hemel Hempstead
Herts
HP1 1HH

Our ref 6LO/22/BOV/B

Your ref

Date 5 April 1984

Dear Sir

HUNTERS CLOSE, BOVINGDON

1. You are probably aware that the Appeal Procedure this Department uses against a MHLG Circular 49/63 decision, has been called into question elsewhere in the country and as a result a Town & Country Planning Bill is currently before Parliament rectifying the position. Until such time as this Bill is passed, Appeals such as Hunters Close, must be held in abeyance.
2. Even when the Bill becomes an Act, it is likely that a fresh submission would have to be made all over again and you would once more refuse it, and we would once more appeal. This will take time and because the houses have been empty so long, it has been decided to proceed with their sale at once.
3. The purpose of writing therefore, is to formally advise you that for the reasons outlined above, the Ministry does not propose to proceed with its Appeal, and furthermore, seeks a fresh determination under Circular 49/63 for an alternative use for this land.
4. The land has a potential use as a Pony Paddock, but it is felt that this would be to the detriment of the adjoining houses, and rather than allowing it to lapse into an unkept state (for all the houses are going to be sold off privately) it is our intention to extend the gardens of most of the houses backing on to the site, into the area, to give them a much ^{larger} plot. I therefore propose that the land edged pink on the enclosed plan has a change of use to private residential gardens.
5. Perhaps I could have your Council's formal opinion as quickly as possible.
6. I enclose 6 copies of the plan.

Yours faithfully

P M CLARK
District Estate Surveyor 3

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| PROPERTY SERVICES AGENCY | | DISTRICT COUNCIL | |
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