

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To Mr. G. R. Ingham,
1 Hillmead,
Langley Hill,
Kings Langley,
Herts.

One House

at Rear of Petersfield, Chipperfield Road,
Kings Langley, 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 **30th March, 1975** and received with sufficient particulars on **1st April, 1975** 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 site is within an area shown on the County Development Plan as Metropolitan Green Belt where it is the policy of the Local Planning Authority not to allow development unless it is required for agricultural or other special purposes - no justification has been submitted in this case.
2. The proposed development would result in increased traffic on an already unsatisfactory drive and access with limited visibility at its junction with Chipperfield Road.

Tenth

June

75

Dated day of 19

Signed.....
Director of Technical Services

Designation

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.

456/75D

2535/178



Department of the Environment

Becket House Lambeth Palace Road London SE1 7ER

Telephone 01-928 7855 ext 405

G R Ingham Esq
1 Hillmead
Langley Hill
KINGS LANGLEY
Herts
WD4 9HE

Your reference

Our reference

T/APP/5252/A/75/6621/G8

Date 31 DEC 1975

Dev Control

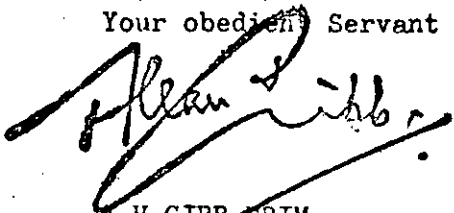
Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO: 4/0298/75

1. I refer to your appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the erection of a dwelling on land to the rear of "Petersfield", Chipperfield Road, Kings Langley. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on 27 November 1975.
2. From my inspection of the appeal site and its surroundings, and the representation made, I am of the opinion that the determining issues are the effect the proposed development would have in this area of Metropolitan Green Belt, and whether the use of the existing access by the traffic likely to be generated by the proposed development would be acceptable in the context of road safety.
3. On the first issue, I note that a certain amount of new development has been permitted as infilling along Chipperfield Road, that there has been a recent and substantial extension to the western half of "Petersfield" and that there is existing development to the north, west and south of the appeal site. It seems to me that the proposed development would not be harmful in any way to the aims of the green belt in this particular locality, and would be sufficiently distant from any of the neighbouring dwellings as to avoid interference with the privacy of the occupants of those dwellings.
4. On the second issue, I note that the existing access drive serves Friarswood Lodge The Nutgrove, a school hostel and a 'Kindergarten'. This access, however, joins Chipperfield Road on a relatively narrow de-restricted stretch on the inside of a slight bend. Visibility to the west along Chipperfield Road is blocked by hedge and telegraph pole until within a foot or so of the nearest edge of the carriageway. Visibility to the east is blocked by a tree and wall along the frontage of "Petersfield" up to a point about 7 ft from the edge of the carriageway, and is then limited to a maximum of about 200 ft by the bend in the road. In my opinion visibility at this access is not adequate to ensure safe vehicular movements, and although it is currently used by a number of vehicles I consider that it would be unacceptable to add even a small number of vehicular movements by the granting of planning permission unless adequate visibility splays could be provided at the junction of the access with Chipperfield Road. In this case it does not appear this could be achieved since the land in question is not in your ownership.
5. I have noted your remarks concerning the access to a new dwelling on the north side of Chipperfield Road but the same restrictions of visibility do not apply to that site. I have also considered all the other matters raised in the written representations but in my opinion they are not strong enough to outweigh the considerations that have led me to my decision.

6. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss *your* appeal.

I am Sir
Your obedient Servant

A large, stylized handwritten signature in dark ink, appearing to read 'A. H. Gibb', is written over the typed name and title.

A H GIBB MBIM
Inspector