



PLANNING

Civic Centre Marlowes
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Project Design Co
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Applicant:
Mr C White
Brooklyn Cottage
Moreton Road
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SUSSEX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00300/97/FUL

PANTILES DUDSWELL LANE NORTHCHURCH HERTS
TWO DETACHED DWELLINGS

Your application for full planning permission dated 25 February 1997 and received on 26 February 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 08 January 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00300/97/FUL

Date of Decision: 08 January 1998

- 1. The proposed development would have a seriously detrimental effect on the general character and amenity of Dudswell Conservation Area, and would result in a cramped form of development out of keeping with the surrounding area.**
- 2. The proposed development would have a detrimental effect on the canal side environment by virtue of the proximity of the development to the boundary of the site.**
- 3. The proposals would bring urban development into unacceptably close juxtaposition with open countryside to the north and east, and would visually encroach on the openness of the countryside to the detriment of the area as a whole.**
- 4. The proposed development lies within an area of land which is liable to flood, as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and it will also increase the risk of flooding elsewhere.**
- 5. The proposal is likely to result in the loss of trees, which have not been accurately shown on the submitted plans, to the detriment of the Conservation Area and the area as a whole.**
- 6. The proposed vehicular access would have a detrimental effect on the Conservation Area and on the amenities of the adjacent properties.**