

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

.....

To Mr. R. T. Pocock,
188 Chambersbury Lane,
Hemel Hempstead,
Herts.

Agent: Mr. Bryan Cameron, F.R.I.C.S.
8 Market Place,
Hatfield,
Herts.

Two Storey Rear Extension and Single Storey	Brief description and location of proposed development.
Side Extension,	
at 188 Chambersbury Lane, Hemel Hempstead, Herts.	

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 **14th March 1977** and received with sufficient particulars on **18th March 1977** and shown on the plan(s) accompanying such application..

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

The proposed development would be detrimental to the appearance of the area and to the amenities of nearby residential properties.

Dated **11th** day of **May** 19**77**

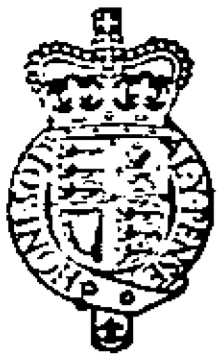
Signed... 

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.

C/8/9.11



Department of the Environment

Becket House Lambeth Palace Road London SE1

Telephone 01-928 7855 ext

TECHNICAL SERVICES DEPT.	
PLANNING SECTION	
7ER 73A/78 342	- 5 JAN 1978
FILE No.	DATE

Mr Bryan Cameron FRICS
8 Market Place
HATFIELD
Herts
AL10 0LN

Your reference
ARN/KC/249

Our reference
T/APP/5252/A/77/5175/G7

Date

- 3 JAN 78

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR R T POCOCK
APPLICATION NO:- 4/0312/77

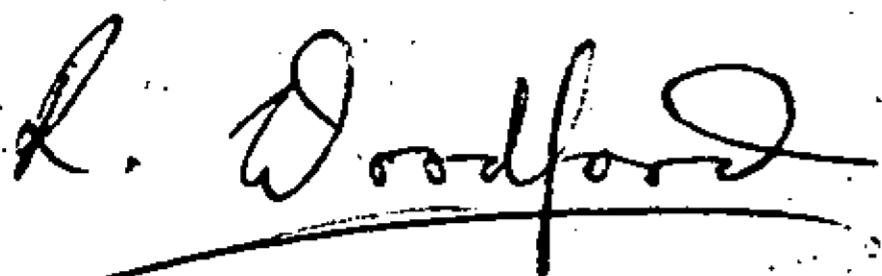
1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for extensions to the side and rear of the existing dwelling house at 188 Chambersbury Lane, Hemel Hempstead, Herts. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on Monday 7 November 1977.
2. From my inspection of the site and surroundings and the representations made, I am of the opinion that the decision in this case is primarily dependent upon whether the proposed extensions would materially harm the amenities of adjoining dwellings.
3. The intended rear extension would project about 12 ft into the 65 ft long rear garden of your clients' house, so that the distance between the house and the rear main walls of the houses on lower ground at Highclere Drive would be reduced from about 160 ft to about 150 ft. The rear gardens of adjoining houses in Highclere Drive would thus be more closely overlooked from the first floor window of the extension than they are from the existing first floor windows, and your client's house, in being larger and in part nearer, would be more prominent in the outlook from the rear of these adjoining houses. In my opinion these adverse effects upon adjoining dwellings would be slight, and insufficient in themselves to warrant the refusal of planning permission.
4. However, your clients' home, being set back from a service road on the south-east side of Chambersbury Lane, is to the south-west of the adjoining semi-detached house No 190, with its rear main wall about 14 ft behind the rear main wall of that house, in a position in which it already deprives the garden of No 190 of late afternoon sunlight. The rear extension proposed, would increase the projection of your clients' house behind the rear main wall of No 190, to about 26 ft. It would further deprive the garden of No 190 of afternoon sunlight, particularly in winter months when the sun is low in the sky. In addition, the construction of the extension would result in the insertion of windows in the flank wall of the existing house, facing the rear garden of No 190 at a distance of less than 10 ft. I accept that the loss of privacy to No 190 could be minimized by the use of obscured glass, but in my opinion the added bulk of the extension would render your client's house obtrusive in the outlook from the rear rooms and garden of No 190. The adverse effects upon the sunlight and outlook at the rear of this property would, I consider, be harmful to its amenities to a degree which should not be accepted, and I conclude that the appeal should fail.

5. I have considered the other points raised in the representations, but I find them of insufficient weight to affect my decision.

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

I am Sir

Your obedient Servant

A handwritten signature in cursive script, reading "R. Woodford". The signature is written in dark ink and is positioned above the typed name.

R WOODFORD DipTP MRTPI
Inspector