



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0363/96

Whitehouse Land & Chiltern-
Hundreds Housing Assoc.
c/o D.Douglas, Willowfields
133 Tithe Barn Drive, Berks
SL6 2DD

Daniel Douglas Consultants
Willowfields
133 Tithe Barn Drive
Bray, Berks
SL6 2DD

DEVELOPMENT ADDRESS AND DESCRIPTION

Land adjacent 11 Cobbetts Ride, Tring, Herts

RESIDENTIAL DEVELOPMENT (OUTLINE)

Your application for *outline planning permission* dated 01.03.1996 and received on 21.03.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 20.05.1996

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0363/96

Date of Decision: 20.05.1996

1. On the basis of the illustrative layouts it appears that the site is of insufficient size to accommodate three dwellings of the size proposed together with adequate car parking and garden areas. The proposed development conflicts with Policies 8 and 9 of the Dacorum Borough Local Plan in that it is inappropriate in layout and site coverage, does not respect the general character of the area, does not provide sufficient space for car parking and adversely affects an important existing tree.
2. On the basis of the illustrative layouts the proposed development would seriously prejudice the retention of the Walnut tree in the northern corner of the site which is the subject of a Tree Preservation Order. Accordingly, the proposal is contrary to Policy 94 of the Dacorum Borough Local Plan.