

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To Heygates Ltd & Amalgamated Builders
c/o 10 Bannister Road
Southampton

Brian J Harcourt RIBA
10 Bannister Road
Southampton

14 dwellings, access, garages and parking

at Land rear of New Road/Wingrave Road, Tring

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 5th March 1985 and received with sufficient particulars on 9th April 1985 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 development of the site for residential purposes would be contrary to Policy 65A of the District Plan, which states that applications for 10 dwellings or more on sites of less than 1 hectare, which are not identified for residential development within the Plan period may only be developed within the Plan period for residential purposes if the development meets a) priority housing need or b) provides an appropriate planning gain. The proposal fails to provide sufficient evidence to meet these criteria and is unacceptable in the terms of the Policy.
- (2) There is insufficient provision for vehicle parking within the site to meet standards adopted by the local planning authority.
- (3) The one-bedroom "tied" dwellings are poorly sited in relation to the private drive and parking area and at a density excessive for this location, which would prove injurious to the general amenity of the properties and that of the area.

Dated 16th day of May 1985

Signed



SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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.
2. 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 Borough 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.
3. 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 s.169 of the Town and Country Planning Act 1971.