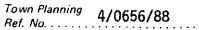
TOWN & COUNTRY PLANNING ACTS, 1971 and 1972





DACORUM BOROUGH COUNCIL

То	Mrs A D Dane	
	Felden Wood	
	Sheethanger Lane	
	Hemel Hempstead,	Herts

Hemel Hempstead, Herts	
Erection of Detached Bungalow (Outline)	
at Felden Wood, Sheethanger Lane, Hemel Hempstead	Brief description and location of proposed development.
In pursuance of their powers under the above-mentioned Acts and the Orders and R being in force thereunder, the Council hereby refuse the development proposed by you in	-
and shown on the plan application.	ufficient particulars on
The reasons for the Council's decision to refuse permission for the development are:—	
The proposal would amount to an overdevelopment of the site in a form of development out of character with the area.	and would result

Detect Twenty Fourth day	_, June	.,,88
Dated	OI	, 1,7

NOTE

- If the applicant is aggrieved by the decision of the local 1. 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 (Appeals must be made on a form receipt of this notice. obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 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.
- 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.

4b Felden Drive Felden Lane Felden Hemel Hempstead

PLANTAGE OF PARTMENT *Hèrts* DACOPUM NOTH TO NUMCIL HP3 OBD

27 May 1988

Chief Planning Officer. Dacorum Borough Council? Civic Centre, Hemel Hempstead, Herts. HP1 1HH.

Dear Sir,

Planning Application No 4/0656/88 Erection of Detached Bungalow (Outline) Felden Wood, Sheethanger Lane, Hemel Hempstead

Comments

Further to your letter of 3 May and our subsequent visit to your offices, I must object to this planning application being approved for the following reasons:

- Your office was unable to identify where the property would 1. be sited on the plans which were shown to us during our visit.
- We are advised that certain trees will be removed from the 2. There are trees adjoining our own area in question. property and when we asked your staff what trees were to be removed they were unable to advise us.

must object to this proposal until such time as the Therefore I council can show where this particular bungalow will be erected and what trees are due to be felled.

I must say also that, although your staff at the council offices were extremely helpful and courteous, I find it quite ridiculous and improper that you should ask us to object or not object to a planning application where your own staff cannot show the location of the property concerned.

Your's faithfully

F. R. Mead