

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mrs A D Dane
Felden Wood
Sheethanger Lane
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 Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 12.4.88 and received with sufficient particulars on and shown on the plan(s) accompanying such application.

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

The proposal would amount to an overdevelopment of the site and would result in a form of development out of character with the area.

Dated Twenty Fourth day of June 1988

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.

4b Felden Drive
Felden Lane
Felden
Hemel Hempstead
Herts
HP3 0BD

27 May 1988

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

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL	
27 MAY 1988	
Comments	

Dear Sir,

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

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:

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

Therefore I must object to this proposal until such time as the 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.

Yours faithfully


F. R. Mead

File