

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0702/91

Executor of Mrs N.M.Vinall  
Green Son & Wright  
13/14 Liverpool Terrace  
Worthing  
SUSSEX

Brown & Merry  
5 & 7 Market Street  
Aylesbury  
Herts  
HP20 2PN

DEVELOPMENT ADDRESS AND DESCRIPTION  
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17 Station Rd, 2 Chapel Lane, Long Marston,

DEMOLITION OF COTTAGE AND ERECTION OF FOUR DWELLINGS, GARAGES AND ALTERATION TO ACCESS

Your application for *full planning permission* dated 23.05.1991 and received on 24.05.1991 has been *REFUSED*, for the reasons set out on the attached sheet.

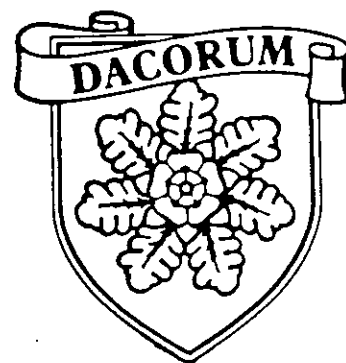
Director of Planning

Date of Decision: 25.07.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0702/91

Date of Decision: 25.07.1991



1. The site is situated within a designated Conservation Area wherein it is the duty of the local planning authority to encourage the conservation and enhancement of features of architectural or historic interest. In the opinion of the local planning authority the proposal would have a seriously detrimental effect on the general character and amenity of the Conservation Area. The proposed houses together with garaging and access will introduce an urban appearance to the site, with excessive amount of hard surfacing and building bulk which is inappropriate for this site and will be detrimental to the rural character of the village.
2. The proposal will have a detrimental effect on the two trees on the site, a Willow and an Ash. The proximity of Units 3 and 4 could result in damage to the trees during construction. If they survived it is likely that there would be pressure to remove them given their size, dominance over the houses and general interference with light to habitable rooms, especially in Unit 3.
3. The proposal will have a seriously detrimental effect on the amenities and privacy of present enjoyed by occupants of adjacent dwellings. The increase in bulk and size of Units 1 and 2, their orientation and proximity to Rose and Crown Cottage, a Listed Building, is likely to have a detrimental effect on the setting of this building.
4. The proposal does not provide for a satisfactory means of access within the control of the applicant. The visibility at the proposed access is substandard and is likely to give rise to conditions prejudicial to highway safety.
5. The demolition of 17 Station Road/2 Chapel Lane would result in a loss of a building which makes a contribution to the character of the Conservation Area. In the absence of any evidence to justify the demolition of this building, its removal cannot be justified.