

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Washington Thomas
25 Three Corners
Bennetts End
Hemel Hempstead

Two storey side & single storey rear extension

at 25 Three Corners, 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 and received with sufficient particulars on 17.5.90 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 enlarged dwelling requires the provision of additional parking facilities in accordance with the Council's adopted parking guidelines. The parking spaces are of insufficient length so that the submitted parking layout does not accord with the adopted standards and there is no vehicular access linking the proposed parking area with the carriageway. The regular use of the parking area shown on the submitted plans would result in vehicles encroaching onto the adjoining public footpath which would be likely to be prejudicial to pedestrian safety.
2. The provision of a vehicular access linking the enlarged dwellinghouse to the highway would result in the loss of part of an area of amenity green which makes a valuable contribution to the visual amenity of the locality.

Dated day of

Signed.....

Chief Planning Officer

SEE NOTES OVERLEAF

P/D. 15

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 the date 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.

cont...

4/0750/90

2. Cont...

To permit a vehicular access at this point would establish an unacceptable precedent for other similar proposals which would result in the gradual encroachment of this attractive section of this wedge of amenity green to the long term detriment of the visual amenity of the locality which features well established trees.

3. The parking of vehicles within the existing front garden of the application site would be detrimental to residential amenity by reason of noise and disturbance to No. 24 Three Corners.

Dated 11 day of July 1990



Signed _____

CHIEF PLANNING OFFICER ..
