

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr. and Mrs. Best, 'Saffrons', Rucklers Lane, Kings Langley, Herts. WD4 9NG.

Mr. J.G. Lewis, 117 Chambessbury Lane, Hemel Hempstead, Herts. HP3 8BE.

Two storey extension and first floor
.....
..... addition to garage to form residential unit.....
at 'Saffrons', Rucklers Lane, Kings Langley,
..... Herts.

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 14 May 1987 and received with sufficient particulars on 29 May 1987 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 site is within the Metropolitan Green Belt on the Dacorum District Plan where new development will not normally be permitted unless for agriculture or other essential purposes appropriate to a rural area. The proposed garage extension amounts to the formation of a new independent dwelling. No need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The proposed extensions would be unduly intrusive and would detract from the rural character of the area.
3. The application site is steeply sloping and insufficient information has been submitted to satisfy the local planning authority that adequate and safe vehicular access can be constructed.

Dated 9th day of July 19 87

Signed

Wim Bannock

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.