

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To Mr S D Percival  
59 Christchurch Road  
Hemel Hempstead

..... Detached bungalow. (Outline) .....

.....

at ... r/o 59 Christchurch Road, 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 ..... 20 June 1990 ..... and received with sufficient particulars on ..... 20 June 1990 ..... 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 detrimental impact upon the amenity of Nos. 57, 59 and 61 Christchurch Road through the noise and disturbance as a result of vehicular movements along the long, narrow, sloping and inadequate means of vehicular access.
2. The juxtaposition of the bungalow with adjoining dwellinghouses is likely to result in problems of privacy for the proposed and existing dwellinghouses.
3. The width of the accessway serving the proposed bungalow would be substandard for domestic and service vehicles.
4. There is a lack of information to indicate that the accessway shown on the submitted plans (Scale 1:250) could be provided due to changes in levels.
5. Based upon the information available the local planning authority is not satisfied that there is sufficient space available for the provision of parking, manoeuvring and turning of vehicles and an adequately sized garden for the proposed bungalow.

10th

August

1990

Signed.....

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

6. The local planning authority is not satisfied that the existing dwellinghouse would be served by a sufficient amount of off-street parking to accord with the adopted standards and therefore there is likely to be greater pressure for on-street parking.
7. Based upon the information available the local planning authority is not satisfied that vehicles using the access associated with No. 59 Christchurch Road, can safely reverse on to the highway. 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.