

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Messrs. D. & P. Mead,
1 Chesham Road,
Wigginton,
Tring.

Residential development (20 units)

at off Wick Road, Wigginton, 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 29th October, 1975 and received with sufficient particulars on 30th October, 1975 and shown on the plan(s) accompanying such application.

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

The proposed site lies within the Chilterns Area of Natural Beauty on the approved Development Plan wherein it is the policy of the Local Planning Authority to permit only that development which is required for agricultural or other special purposes - no such need has been proven.

Dated 17th day of December 19 75 ..

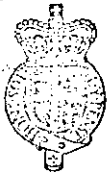
Signed.



Designation ..Director of Technical Services..

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) 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 section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) 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.
- (3) 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 District 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.
- (4) 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 section 169 of the Town and Country Planning Act 1971.



Department of the Environment
Becket House Lambeth Palace Road London SE1 7ER

Telephone 01-928 7855 ext 384

D Mead Esq
1 Chesham Road
Wigginton
TRING
Hertfordshire

Your reference

Our reference

T/APP/5252/A/76/3691/G9

Date

13 76

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR D MEAD AND MR P MEAD
APPLICATION NO:- 4/0977/75 — 1657-75D.

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for residential development comprising 20 units and a visual leisure area on land fronting Wick Road, Wigginton. I held a local inquiry into the appeal on 20 October 1976.
2. From my inspection of the site and surroundings and from the representations made I consider that the determining issue in this appeal is the effect which the development proposed would have on the appearance and character of the locality.
3. The site is approximately a rectangle of land about 900 ft long, with a frontage of about 150 ft on the south side of Wick Road, Wigginton. The northern half is mainly rough grass, but in the southern half are fruit trees, the remains of a greenhouse, and remains of a few derelict sheds. On the north side of Wick Road, opposite the north-west corner of the site, is a cul-de-sac of post war dwellings, known as Osborne Way, running northwards, which marks the western limit of development. Beyond it is a grass field, and there is also open country along the west side of the site. At its southern end is a beechwood known as Sheepswalk. Part of this wood is within the site, and the application includes a proposal to tidy and conserve this part as a visual leisure area. The southern half of the eastern boundary adjoins the rear gardens of houses fronting Chesham Road, and that of a bungalow known as Lingwood, which has no road frontage. The northern half of the eastern boundary adjoins a substantial area of allotment gardens, not all of which is cultivated, from which the site is separated by tall dense bushes and trees.
4. Although there is no village plan, and no formal village envelope, the main area of development appeared to me to lie north of Wick Road, as far as Vicarage Road and Highfield Road. South of the junction of Wick Road and Chesham Road, apart from a public house and a new police house, is only the short ribbon of pre-war houses which back on to the site. Further south, on the other side of Chesham Road is a small group of houses known as Wigginton Bottom. I am in no doubt, therefore, that the 20 dwellings proposed for this site would amount to a substantial extension of the village into open country, which is very pleasant, and is, moreover part of an Area of Outstanding Natural Beauty. This, in my judgment, would certainly be harmful to the rural character and appearance of the area.