

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. **W0987/73**

Other
Ref. No. **167V/750**

THE DISTRICT COUNCIL OF **DACOMBE**
IN THE COUNTY OF HERTFORD

To **M.J. Shanley (Contracting) Ltd.,**
Shanley House,
98-100 Collingdon Street,
LEWIS. LE1 1SL.

Residential development (5 dwelling units, garages etc.)
.....
at land off Leighton Street, Tring.

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 **24th October 1973** and received with sufficient particulars on **2nd November 1973** 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 proposal would constitute over-development of the site and would be out of character with other properties in the area.
- 2) The proposal as submitted would prejudice the proper future re-development of the area and in particular the provision of a service road for the future re-development of the area to the east of the site.

Dated **13th** day of **January** **1974** ..

Signed.....

Designation **Director of Technical Services.**

be requested because of the close proximity to the flats. This will obviously be detrimental to the character and visual amenity of the Conservation Area. The application site has been the subject of two recent applications for the development of one dwelling. Both of these applications were refused, and the second was dismissed on appeal by reason of the detrimental effect on the amenities enjoyed by existing residents, a loss of privacy and amenity resulting from the access, the disturbance of mature trees, and the limited nature of the private amenity area available for the future occupants (ref 4/0396/82).

✓ RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:

1. The proposal represents a gross overdevelopment of the site which would affect adversely the visual and general amenities and detract from the character of the area, and have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.
2. The proposed development would result in the loss of one tree, and be potentially harmful to the health and long term future of other trees that are protected by a Tree Preservation Order. Loss of these trees would be seriously detrimental to the character and appearance of the site in a designated Conservation Area.
3. The proposal as submitted does not provide for the required turning head, kerb radii or visibility sight lines on land within the control of the applicant, to meet standards adopted by the local highway authority.

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