

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/1061/76
Ref. No.Other 1569/76D
Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To Mr. R. Casey,
"The Glen"
Meggs Lane,
Chipperfield,
Herts.Agent: Mr. P. Hazell,
41 Trowley Rise,
Abbots Langley,
Herts.

..... Detached dwelling

.....

at "The Glen" Meggs Lane, Chipperfield.

.....

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 September 1976 and received with sufficient particulars on 6th October 1976 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 an area shown on the County Development Plan as Green Belt where it is the policy of the Local Planning Authority not to allow development unless it is essential for agricultural or other special purposes - no justification has been submitted in this case.
2. The proposed development would constitute an undesirable intrusion of residential development into an existing area not allocated for infilling development.
3. The site does not meet the requirements specified in the policy adopted by the Local Planning Authority relating to acceptable infilling sites within an intermediate village and the application site cannot be considered as such a site.

Dated 18th day of November 1976

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.



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WD4 9HU

DACORUM DISTRICT
COUNCIL

Your reference

PRF/HBC/7673428

Our reference

T/APP/5252/A/77/3751/G8

Date

13 SEP 1977

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR R CASEY
APPLICATION NO:- 4/1061/76

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 the erection of a detached dwelling at "The Glen", Meggs Lane, Chipperfield. I have considered the written representations made by you and by the Council, and also those made by the Parish Council and other interested persons. As a result of this and of my inspection of the appeal site on 17 August 1977, it is clear to me that your case turns on the relationship of the site to its surroundings in this part of the approved Metropolitan Green Belt.
2. There is ample room for another dwelling between "The Glen" and "Kilve" in character with the other residential development nearby, but your proposal could scarcely be described as filling a narrow gap in a substantially built-up frontage on the eastern side of Meggs Lane; so I do not consider it to be necessarily acceptable as normal infilling in the strict planning sense of that term. Furthermore, although there are a number of dwellings at this end of the lane, and more particularly on the opposite side of the road, the site is not only well removed from the main built-up part of Chipperfield - itself a disadvantage - but it is on the edge of an already semi-rural area and backs on to the completely open countryside to the north-east. Thus any consolidation of the housing on this side of the lane would, I consider, detract from the Green Belt at this point. The effect of your individual proposal would admittedly be small; but, nevertheless, it is still open to overwhelming planning objections, especially bearing in mind the general presumption against development in an approved green belt.
3. I have taken account of all the other matters raised in the written representations, including the impending development at "Tintagel", but I do not find them such as to outweigh those that have led me to my decision. Hence, for the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

H W B Hancock
H W B HANCOCK MC MA(Cantab)
Inspector