

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Clancy Developments Limited
Clare House
Coppermill Lane
Harefield
Middlesex

Edward J. Payne & Associates
Saddlers House
High Street
Chalfont St Giles
Bucks HP8 4QQ

Three dwellings
Matters reserved 4/1731/86
at Kilfillan, Graemsdyke Road, Berkhamsted, 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 do hereby disapprove the details of the development which were reserved for subsequent approval in the outline planning permission no. 4/1731/86

granted on 6.4.87 at the above-mentioned location as shown on the following drawings submitted by you and accompanying your application dated 23.7.87

The reasons for such disapproval are as follows:—

- (1) The access to plot 3 is unsatisfactory as visibility sight lines required to meet adopted standards cannot be achieved within the boundaries of the site. Without such visibility splays, it is the opinion of the local planning authority that the proposed access would be prejudicial to the safety and free flow of traffic and pedestrians on the adjacent highway.
- (2) The proposed development will result in the loss of an excessive number of trees included within a tree preservation order, and such loss will adversely affect the amenities of the locality.

Dated 15 day of September 19 87

Signed



Designation CHIEF PLANNING OFFICER

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this disapproval 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 disapprove the details of the proposed development, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.