

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1231/91

J & T Hooton C/O Smeathmans
P.O.Box 1 10 Queensway
Hemel Hempstead
Herts

Faulkners
49 High Street
Kings Langley
Herts
WD4 9HU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Osmington School, Christchurch Road, Tring.

SUB.OF RESERVED MATTERS SITING, DESIGN, ACCESS PURSUANT TO P/P 4/0924/88 (11
DETACHED HOUSES AND GARAGES)

Your application for *the approval of details or reserved matters* dated 06.09.1991
and received on 06.09.1991 has been **REFUSED**, for the reasons set out on the
attached sheet.

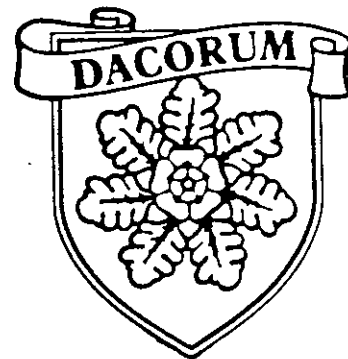
Director of Planning

Date of Decision: 16.04.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1231/91

Date of Decision: 16.04.1992



The site, which is characterised by the extent of its coverage by trees, makes a valuable contribution to the immediate area and is visible from some distance as a green parcel within the urban area of Tring. Taking into account the site characteristics, the general character of the surrounding area, and the size and design of the proposed units, the Local Planning Authority is of the opinion that the proposed siting and layout is generally cramped in appearance. Unit 3 offers a poor relationship to adjacent properties in Christchurch Road resulting in a general lack of privacy detrimental to the general amenities of the area and would have an overbearing effect on the garden areas of these properties.