

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr Woods
Flat 7 Bridgewater Court
Little Gaddesden

Mr J G Lewis
117 Chambersbury Lane
Hemel Hempstead

Two storey side and rear extension and alterations
at 15 Little Gaddesden, Berkhamsted

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 20 July 1987 and received with sufficient particulars on 13 August 1987 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 have a seriously detrimental effect on the character of the property itself and the overall street picture in a designated Conservation Area.
2. The proposed extension, due to its height, mass and design, is unsympathetic to the character of the adjacent and nearby development and by reason of its prominent location would be detrimental to the amenities of surrounding properties and the environment of the locality.
3. The proposed development would have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.

Cont'd

Dated day of 19

Signed

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

NOTE

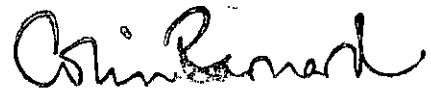
1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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.
2. 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 Borough 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.
3. 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 s.169 of the Town and Country Planning Act 1971.

REASONS CONTINUED

4. The Dacorum District Plan also shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area and have particular regard to the siting, design and external appearance of buildings. The proposal is unacceptable in the terms of this policy.
5. The proposed change of use of the 1 m to 3 m strip of land which currently forms part of the Bridgewater Arms Car Park to residential curtilage of 15 Little Gaddesden will reduce the size of the car park necessitating a new layout for vehicular parking spaces as shown on drawing no 135/86/3 Rev A, of plan number 4/1260/87. The proposed layout shows that the distance between the car parking spaces is too narrow to allow vehicles to park and to circulate within the site in accordance with the standards adopted by the local planning authority. In addition, there is insufficient distance between the proposed parking spaces numbered 1 to 8 on drawing number 135/86/3 REV A, of plan number 4/1260/87 and the edge of the site abutting the public highway to allow vehicles to turn and leave the site without reversing over the highway which would give rise to conditions prejudicial to the safety of pedestrian and vehicular traffic on the highway.

Dated 19 day of October 1987

Signed



Chief Planning Officer