

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

ED

DACORUM BOROUGH COUNCIL

To Briggs-Tranter
33 Evans Avenue
Watford

Mr D D Jack
3 Corncrake Close
Luton

8 one-bedroom flats and car parking

at Rear of 114-116 Wood Lane End Hemel Hempstead

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 23.10.85 and received with sufficient particulars on 25.10.85 amended 11.12.85 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

- The proposed development has no satisfactory means of vehicular access. To obtain such access, the proposed development would necessitate the inclusion of part of the garden of an adjoining dwellinghouse at present under construction as part of the access road and which, by reason of close proximity to principal windows would be detrimental to the amenities of the future occupants of this dwellinghouse.
2. By virtue of the size of the building and shape of the site, there is insufficient space to include satisfactory boundary landscaping to the general detriment of the appearance of the locality.
 3. By virtue of the close proximity of the proposed building to the boundaries of the gardens of adjoining properties and overlooking thereof, the proposed development will adversely affect the amenities of the occupiers of those properties.

Dated 20th day of February 1986...

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.