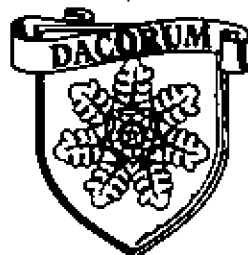


TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Pisceans Ltd
PO Box 42
Tring
Herts

..... Two storey rear extension to create separate
..... dwelling unit
at ... 49/50 Wingrave Road, Tring
.....

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 8 July 1988 and received with sufficient particulars on 14 July 1988 and shown on the plan(s) accompanying such application.

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

1. There is inadequate provision for access, vehicle parking and manoeuvring within the site to meet standards adopted by the local planning authority.
2. Increased use of the combined accessway would result in a loss of amenity and privacy to the occupants of the proposed and existing dwellings.

Dated 29 day of September 19 88

Signed.....

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.

dwelling was refused because of overdevelopment and unsatisfactory access for the additional traffic generated (4/0829/84). The current proposal incorporates the curtilage of 49 Wingrave Road, thus giving a larger site area and being more acceptable in terms of density. There are no problems of overlooking and the extension is unlikely to result in significant harm to any of the surrounding properties. The provision of a small unit of residential accommodation is also in accordance with Policy 64 of the District Plan regarding small scale residential development in urban areas. However the parking provision of four spaces for the three one-bedroom, and one three-bedroom properties on the site does not accord with District Plan Standards which would require six spaces. In addition, the access and turning area accords with that area of land that was conditioned to be retained for vehicle parking when No. 50 was converted to flats. The use of the narrow accessway for six dwellings (two flats also use this entrance at No. 51) is unacceptable because of the effect on the amenity of residents.

RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:-

1. There is inadequate provision for access, vehicle parking and manoeuvring within the site to meet standards adopted by the local planning authority.
2. Increased use of the combined accessway would result in a loss of amenity and privacy to the occupants of the proposed and existing dwellings.

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