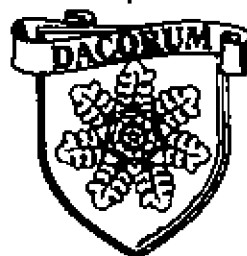


TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr M Burbery
1 Old Watling Street
Flamstead
Herts

Mr K Todd
26 First Avenue
Dunstable
Beds
LU6 3AL

One Dwelling (Outline)	Brief description and location of proposed development.
at ... Rear of 132/134 High Street, Markyate	

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
 13 July 1988 and received with sufficient particulars on
 19 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:—

The application has failed to illustrate how the proposed development of the dwellinghouse and associated parking facilities can be accommodated on the limited plot.

Dated 20 day of October 19 88

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.

accepted the development of the former Nabisco site as a departure from the District Plan, and Development Control Committee have followed this, within the heart of the village, for minor schemes. The site is surrounded by development and hence in the light of these changes this is not a site where policy issues need be pursued.

Notwithstanding the above, the site is very limited in area and it is not clear how the dwelling and necessary parking can be satisfactorily accommodated on the site. An illustrative layout plan has not been submitted with the application, and the 1:2500 scale gives no indication of how this site may be developed. I consider that this application ought not to be considered separately from the siting of the proposed dwelling on such a small site. Consequently, on 10 August 1988, I served notice under Article 5(2) Town and Country Planning General Development Orders 1977-1987, on the agent as a request for additional information prior to a consideration of this proposal. A further reminder has been given to the agent, but the requested plans have not been submitted. In the absence of these further details, it is not possible to conclude that the site can be satisfactorily developed as proposed.

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

The application has failed to illustrate how the proposed development of the dwellinghouse and associated parking facilities can be accommodated on the limited plot.

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