

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To

Brocks Development Ltd.,
2 Stone Buildings,
Lincoln's Inn,
London WC2

R.F. Amos, Esq.,
Davenport House,
Bowers Way,
Harpenden,
Herts.

Residential development.. 275 dwellings, estate roads,
garages, parking areas etc.

at Land south side Redbourn Road/east side Three Cherry
Trees Lane, 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 do hereby disapprove the details of the development which were reserved for subsequent approval in the outline planning permission no. **4/1512/81**

granted on **8th February 1983** ... at the above-mentioned location as shown on the following drawings submitted by you and accompanying your application dated
..... **21st November 1983 (as amended 6th February 1984)**

The reasons for such disapproval are as follows:-

1. The proposed development conflicts with policy No. 19 of the Dacorum District Plan in that insufficient car parking accommodation is provided within the site to meet the standards adopted by the local planning authority.
2. The proposed development conflicts with policies 22 and 24 of the Dacorum District Plan inasmuch as in the opinion of the local planning authority, the treatment of the eastern boundary of the site is inadequate and unsatisfactory resulting in the development having an undesirable impact on the rural area beyond.

Cont/

Dated **8th** day of **February** 19 **84**

Signed.....

Designation **Chief Planning Officer.**

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this disapproval it will be given on request and a meeting arranged if necessary.
- (2) If the Applicant is aggrieved by the decision of the local planning authority to disapprove the details of the proposed development, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

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3. The proposed development conflicts with policies 18 and 66 of the Dacorum District Plan inasmuch as insufficient detail has been submitted to enable the local planning authority to properly consider the siting and landscaping of the proposed development. Furthermore, the densities of parts of the development, by reason of:

- (a) insufficient regard to the site surroundings;
- (b) unsatisfactory design and layout and insufficient provision of amenity open spaces;
- (c) insufficient regard to the orientation of dwellings in relation to existing trees and hedgerows;
- (d) lack of privacy and adequate space between buildings;
- (e) inadequate landscaping proposals;

result in a layout which fails to provide a satisfactory environment to the general detriment of the area.

Dated 8th day of February 1984

Signed .. 

Designation Chief Planning Officer.