

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01519/99/FHA

Date of Decision: 25 October 1999

1. The proposed development would have a detrimental impact on the open character of the street scene and on the the visual amenity of the locality. Furthermore, and notwithstanding the fact that each application is dealt with on its own merits, if permitted, this proposal would set a précédent for similar applications in respect of other areas of landscaping in the vicinity, which the local planning authority would find increasingly difficult to resist and which, cumulatively, would be seriously detrimental to the amenities and character of the locality.

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR B O'BYRNE
16 HAWKWELL DRIVE
TRING
HERTS
HP23 5NN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01519/99/FHA

16 HAWKWELL DRIVE, TRING, HERTS, HP235NN
RE-POSITION BOUNDARY FENCE

Your application for full planning permission (householder) dated 30 August 1999 and received on 31 August 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barnard'.

Director of Planning

Date of Decision: 25 October 1999

APPEARANCES

For the Appellant

Mr D J Denham BSc FRICS DipTP MRTPI Principal of Denham & Co, Chartered
Surveyors, Chartered Town Planners &
Architectural Designers

Mr J F A Bateman The appellant

For the Planning Authority

Mr P Jackson BSc(Hons) DipTP MRTPI Principal Planning Officer with the Council

DOCUMENTS

Document 1 List of persons present at the hearing
Document 2 The Council's letter of notification
Document 3 Memo to Mr Jackson from Building Control dated 21 February 2000
Document 4 Letter from Mr Denham, together with a letter from the Clay Roof Tile
Council

PLANS

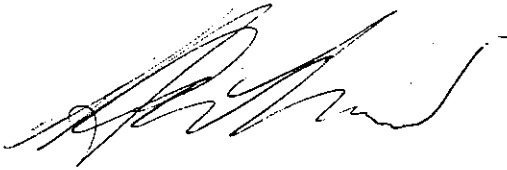
Plan A The application plan

APPEAL DECISION

appearance could be used on the roof as originally approved. I appreciate that removal of the unauthorised works will involve considerable expense, and I have taken into account all other matters raised, but none of these are of sufficient importance to outweigh the material considerations that have led me to my decision.

Conclusions

12. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

A handwritten signature in dark ink, appearing to be 'A. P. Smith', written in a cursive style.