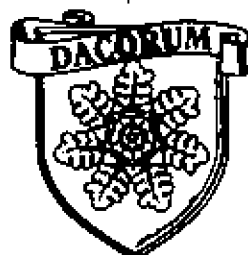


## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To T.A. Jones, Esq.  
T.J. Construction  
The Conifers  
Long Lane  
Bovingdon  
Herts.

D.R. Gough, Esq., MCIOB, FFB  
Ridge House  
134 Eskdale Avenue  
Chesham  
Bucks.

Six two bedroom cottages, two flats, two shop units  
.....  
and parking.....  
at High Street, Old Dean, Bovingdon, Herts.  
.....

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 ..... 15 August 1988 ..... and received with sufficient particulars on ..... 15 August 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. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.
2. The bulk, design and proximity to the boundary of the site results in a development which would adversely affect the visual and general amenities to the detriment of the character of the village.
3. The parking areas are sub-standard in layout so that many of the spaces will be unusable and result in on-street parking or vehicles being reversed out into the main road.

Dated ..... 29th ..... day of ..... September ..... 19 88

Signed.....

*Wm Barnard*

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.

Comments awaited

Bovingdon Parish Council

Comments awaited

CONSIDERATIONS - It is accepted that this site is capable of redevelopment which has been demonstrated by the two previous permissions. However this proposal does not overcome the objections to the planning application submitted in 1986. The four terraced houses fronting Old Dean are considered acceptable in principle, each having reasonable private amenity space and are relatively attractive in design. However the proposed car parking, located adjacent to the western boundary provides spaces of insufficient depth with inadequate manoeuvring space. The provision of four properties and vehicular access fronting the High Street results in the removal of a mature hedge and the flank wall of the corner property being located abutting the grass verge. This flank wall is designed to be of plain brickwork with only one small first floor window to introduce some interest. Given that this is a prominent corner, the design and proximity to the boundary of the site will result in the building having a detrimental impact on the character of the High Street. There is no objection in principle to the provision of the two shops with flats over along the High Street frontage (planning permission was given in August for the construction of two shops with one office and one flat above at 35 High Street). However the four parking spaces located at the front of the building will have direct access off High Street and given the removal of the public footpath is likely to result in a dangerous conflict between pedestrians and vehicles. Vehicular access to the parking area at the rear is provided beneath an archway formed from the first floor flats. However the dimensions of the parking spaces and the manoeuvring space is again inadequate. Therefore, notwithstanding the fact that the proposal will replace a row of three, rather poorly maintained cottages, and that the site is located within the village core, the proposal is considered still to be an over development of the site.

✓  
6/5  
RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:-

1. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.
2. The bulk, design and proximity to the boundary of the site results in a development which would adversely affect the visual and general amenities to the detriment of the character of the village.
3. The provision of vehicle parking directly off High Street is likely to lead to conditions prejudicial to highway safety.

\* \* \*