

D.C.6.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. ....

4/1607/78

Other

Ref. No. ....

DACORUM

THE DISTRICT COUNCIL OF .....

IN THE COUNTY OF HERTFORD

To Mr. G. Dowson,  
8, Stevenstone Road,  
Exmouth,  
Devon.

Messrs. Drew, Gibbins & Pearce,  
Cuthbert Lake & Clapham,  
14, Cathedral Close,  
Exeter,  
Devon EX1 1HA.

Submission of details of siting access and landscaping

2 dwellings off Sheethanger Lane, Felden, Hazel  
at 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 hereby give approval to the details which were reserved for subsequent approval in outline planning permission no. ....

25th August 1977

granted on ..... at the above-mentioned location in accordance

27th November 1978

with the drawings submitted by you, with your application dated .....

Dated 8th day of January 1979

Signed .....

Director of Technical Services

Designation .....

NOTE.—This is not a separate planning permission, but must be read in conjunction with any conditions attached to the outline planning permission.



# Department of the Environment

Becket House Lambeth Palace Road London SE1 7ER

Telephone 01-928 7855 ext 342

COPY SENT TO:	
GEN.	
SEC.	
ADM.	
FIN.	
LEG.	
PL.	
REC.	

Drew Gibbins & Pearce  
Cuthbert Lake and Clapham  
14 Cathedral Close  
EXETER  
Devon  
EX1 1HA

Your reference

PRP/DA/69/500

Our reference

T/APP/5252/A/76/5264/G7

Date

25 AUG 1977

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY MR G DOWSON  
APPLICATION NO:- 1438/75D

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for erection of 2 dwellings on land at Sheethanger Lane, Felden, Hemel Hempstead. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on Monday, 20 June 1977.

2. From my inspection of the site and surroundings and the representations made, I am of the opinion that the decision in this case is primarily dependent upon whether the proposed development would be seriously damaging to the privacy and outlook of existing dwellings.

3. The plots proposed are clearly comparable in size to those on which a number of relatively new dwellings have been erected, including dwellings in the cul-de-sac to the west of the appeal land. The garden of the house to the south is screened by its own trim hedge supplemented by scrub growth on the south side of the appeal site, and the garden of 'Roefield' south-west of the site, is screened by outbuildings within the curtilage of that property. The rear garden of the house set north of 'Roefield' on land below the level of the appeal site is open to view from scrubland within the site, but I see no reason why its privacy should not be adequately protected by the erection of close-boarded fencing. The eastern part of the appeal site is relatively free of the high scrub which covers the western area, and it is open to the bungalow 'Charles', set below it on the northern downslope. The relationship of the high ground of the appeal site to the adjoining land to the north leads me to the conclusion that both screen fencing and planting should be provided along the northern boundary of the appeal land to maintain a good standard of outlook and privacy for the northern bungalow, and I take the view that standards of privacy and outlook for both existing and proposed dwellings would be more readily preserved if both new dwellings were of only a single storey. However, I am satisfied that it is possible to erect 2 dwellings and provide an access road of reasonably generous width, in a manner whereby the amenities of existing dwellings would not be seriously prejudiced, although I take the view that the access road should be beside the northern instead of the southern boundary, to avoid prejudicing the layout of possible future development.

4. You will appreciate that in deciding to allow this appeal, it is open to me to grant planning permission subject to conditions specifying the nature of the dwellings and the positions and dimensions of screen fences and the requisite

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access drive, but in this instance it appears to me to be likely that the best result would be achieved by means of discussion and agreement between the parties concerned, and I therefore leave these matters to be determined under the standard condition relating to 'reserved' matters.

5. I have considered the other points raised in the representations, but I find them of insufficient weight to affect my decision.

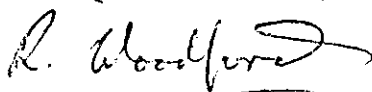
6. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the erection of 2 dwellings on land at Sheethanger Lane, Felden, Hemel Hempstead in accordance with the terms of the application (No 4/0845/75) dated 11 September 1975 and the plans submitted therewith, subject to the following conditions:

1. a. approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the local planning authority;
- b. application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this letter.
2. the development hereby permitted shall be begun on or before whichever is the later of the following dates:
  - a. 5 years from the date of this letter or
  - b. the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved.

7. Attention is drawn to the fact that an applicant for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

8. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentlemen  
Your obedient Servant



R WOODFORD DipTP, MRTPI  
Inspector

1438/75

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granted on 25th August 1977 at the above-mentioned location in accordance  
with the drawings submitted by you, with your application dated 27th November 1978

Dated 8th day of January 1979

Signed

Designation Director of Technical Services

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1438/75D

- 11(c) Boundary shown with a blue line on the plan to be of timber close boarded fencing of minimum height of 5'0"

Boundary shown with a red line to be of timber close boarded fencing to a minimum height of 5'0" with plantings of conifers on the south side of the fencing.

Boundary shown with a brown line to be of timber close boarded fence to a minimum height of 5'0"