

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

Mr C R and Mrs J F Howard
Latimer House
Gravel Path
Berkhamsted
Herts.
HP4 2PY

To

William H Brown Ltd
(Ray Fleet)
128 High Street
Berkhamsted
Herts.
HP4 3AT

Detached dwelling

at 'Latimer House', Gravel Path, Berkhamsted,
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 4 October 1989 and received with sufficient particulars on 9 October 1989 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

Notwithstanding the variable plot sizes of dwellinghouses located within the vicinity of the application site, the overall character of the area is distinguished by detached dwellinghouses occupying relatively large curtilages in terms of both depth and width, where the juxtaposition of units generally ensures an adequate level of privacy. In contrast to this established pattern of residential layout, the accommodation of the proposed dwelling on this comparatively small plot would fail to meet the Council's standards for the following reasons:-

- a. the development would be cramped bearing limited compatibility with the character of the locality;
- b. there would be a lack of privacy associated with the new unit due to the position of 'Latimer House' which features main windows on its south western elevation and would cause overlooking;

Cont.

Dated day of 19

Signed.....

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

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 the date 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.

Ref. 4/1654/89

- c. the gravel driveway shown on 1:200 layout plan does not accord with the standards specified in Hertfordshire County Council's publication "Residential Roads in Hertfordshire" in respect of the provision of a turning area which, in the interests of highway safety, is required in order to enable vehicles to leave the site in forward gear;
- d. enlargement of the gravel driveway referred to in c. above would result in the encroachment of land which currently lies outside the recognised residential curtilage of 'Latimer House'. This land is adopted highway verge which is not designed for the purposes of providing off-street parking;
- e. the hedge planting shown on the 1:200 layout plan would be located on the highway land referred to in d. above and its position is likely to be prejudicial to highway safety as once established the vegetation will gradually encroach upon the sight lines associated with the existing access serving 'Latimer House', 'Shelford' and the proposed access;
- f. lack of parking provision within the residential curtilage of the proposed dwelling.

Dated 12 January 1990

Signed



Designation Chief Planning Officer

- c. the gravel driveway shown on I:200 layout plan does not accord with the standards specified in Hertfordshire County Council's publication "Residential Roads in Hertfordshire" in respect of the provision of a turning area which, in the interests of highway safety, is required in order to enable vehicles to leave the site in forward gear;
- d. enlargement of the gravel driveway referred to in c. above would result in the encroachment of land which currently lies outside the recognised residential curtilage of 'Latimer House'. This land is adopted highway verge which is not designed for the purposes of providing off-street parking;
- e. the hedge planting shown on the I:200 layout plan would be located on the highway land referred to in d. above and its position is likely to be prejudicial to highway safety as once established the vegetation will gradually encroach upon the sight lines associated with the existing access serving 'Latimer House', 'Gleford' and the proposed access;
- f. lack of parking provision within the residential curtilage of the proposed dwelling.

dated 12 January 1990

Designation Chief Planning Officer
Signed _____