

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



## DACORUM BOROUGH COUNCIL

To Mrs. C. Probyn  
18 Bennetts End Close  
Hemel Hempstead  
Herts.

N.A. Johnson, Esq  
18 Randall's Ride  
Hemel Hempstead  
Herts.

.....Single and two storey rear extension and conversion  
.....to two flats  
.....  
at .....18 Bennetts End Close, Hemel Hempstead, 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 .....undated..... and received with sufficient particulars on .....10 October 1988..... and shown on the plan(s) accompanying such application.

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

The proposed extension, due to its height, mass and design, is unsympathetic to the character of adjacent and nearby development and by reason of its prominent location would be detrimental to the amenities of surrounding properties and the environment of the locality.

Dated .....1st..... day of .....December..... 19 88

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 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.

(Drainage)

The manhole cover in the vicinity of the proposed access should be of highway grade.

Local Residents

Two letters of objection raising the following points:

1. Increased use of garage compound access road.
2. Request additional sound proofing of party wall.
3. Loss of privacy by overlooking.
4. Out of character in the area.
5. Increase in density and loss of garden space will result in an unacceptable lowering of living standards in the immediate vicinity.

CONSIDERATIONS - It would appear that the internal layout and use of space has been given relatively little thought and the ground floor kitchen and first floor lounge above it are lit by unusually small windows. Although the layout would appear to be less than satisfactory the advice of DoE Circular 22/80 is that local planning authorities should not be concerned with internal space standards. Of more concern is the proposed two storey flat roofed extension, which is not considered an acceptable proposal in this locality. The house could be converted to two studio type flats without the need for a rear extension and that which is proposed is out of character with adjacent and nearby development.

RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reason: ✓

The proposed extension, due to its height mass and design is unsympathetic to the character of adjacent and nearby development and by reason of its prominent location would be detrimental to the amenities of surrounding properties and the environment of the locality.

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