

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr W E Norman
The Lodge, Shootersway Lane
Berkhamsted
Herts

Kingsley Griffiths RIBA
18 Matthew Street
Dunstable
Beds
LU6 1SD

	Dwellinghouse and garage (Outline)
.....	
.....	
at	Land rear of 'The Lodge', Shootersway Lane, Berkhamsted
.....	

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 17 December 1987 and received with sufficient particulars on 22 December 1987 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 proposal represents an undesirable form of two tier backland development on a restricted plot which would be served by a long narrow means of access passing through the curtilage of 'The Lodge'. The proposed development would result in dwellings sited in poor relationship with one another and would be incompatible with the established spacious layout of residential development to the immediate south, to the detriment of the character of the locality.
2. To permit this scheme would encourage a proposal for the development of land between the application site and 'The Lodge' which would give rise to a density of development out of keeping with, and prejudicial to, the character of the existing development in the locality.

Dated 17 day of February 1988

Signed [Signature]

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.