

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

DD

To Mr David Neil Brattle
Becking Spring
Hudnall Common
Little Gaddesden
Herts

..... Detached Garage

.....
at ... Becking Spring, Hudnall Common,

..... Little Gaddesden, 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 25.10.88 and received with sufficient particulars on 25.10.88 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 development by reason of its height, mass and prominent location would be detrimental to the visual amenity and character of the local environment.

Dated .. Second day of February 1989

Signed..... *[Signature]*

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.

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4/1959/88. DETACHED GARAGE.
BECKING SPRING, HUDNALL COMMON, LITTLE GADDESSEN.
APPLICANT: MR & MRS D N BRATTLE

DESCRIPTION - The application site comprises a substantial detached dwelling on 0.2 ha (0.5 acre) of land in a small isolated cul-de-sac on Hudnall Common. The proposal is to construct a large detached garage to the front of the property. The garage has a floor area of 37 sq m (398 sq ft) and measures 5.3 m (17.4 ft) to the ridge. A substantial laurel hedge of approximately 2 m (6.6 ft) lies to the north-west of the development, and a 1 m (3.3 ft) beech hedge is along the front (south-western) boundary.

POLICIES

Hertfordshire County Structure Plan 1986 Review

Policies 2 and 52

Dacorum District Plan

Policies 2, 18, 23 and 66

REPRESENTATIONS

Little Gaddesden Parish Council

No objection

Residents etc

6 letters of objection have been received raising the following matters:

- (i) the large size of the building is obtrusive and unacceptable;
- (ii) development forward of the building line should not be allowed;
- (iii) the property already has two garages.

CONSIDERATIONS - The garage is proposed to be constructed on the frontage of the site and will be very prominent in the street scene. Existing boundary treatment is inadequate to screen the development which will have an adverse effect on the character and environment of the locality. The proposal is, thus, contrary to adopted rural area and Area of Outstanding Natural Beauty policies.

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

The proposed development by reason of its height, mass and prominent location would be detrimental to the visual amenity and character of the local environment.

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