

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr & Mrs Farr  
12 West Dene  
Gaddesden Row  
Hemel Hempstead

Mr J G Lewis  
117 Chambersbury Lane  
Hemel Hempstead  
Herts

Detached garage..... ..... at 12 West Dene..... Gaddesden Row.....	Brief description and location of proposed development.
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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 ..... 7.11.88 ..... and received with sufficient particulars on ..... 7.11.88 ..... 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 location of the garage is such that there is insufficient room to stand a vehicle within the curtilage clear of the garage doors thus having an adverse effect on general amenities and presenting a hazard to pedestrian and vehicular traffic on the highway.
2. The proposed garage would represent an undesirable intrusion to the appearances of the street scene and would set a damaging precedent for other similar proposals in the locality.

Dated .... 23rd ..... day of ..... February ..... 19 89

Signed..... *[Handwritten Signature]* .....

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.

23 FEB 1989

4/2042/88. DETACHED GARAGE.  
12 WEST DENE, GADDESSEN ROW.  
APPLICANT: MR & MRS FARR

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DESCRIPTION - The application site comprises an ex-local authority semi-detached house in this cul-de-sac off Clements End Road, Gaddesden Row. Consent is sought for a brick-built single garage in the front garden of the house. A thick, high hedge lies on the north-east and north-west boundaries of the site.

POLICIES

Hertfordshire County Structure Plan 1986 Review

Area of Outstanding Natural Beauty; Policies 2, 47, 48 and 52

Dacorum District Plan

Rural Area Beyond the Green Belt; Area of Outstanding Natural Beauty; Policies 2, 4, 18, 23 and 24

REPRESENTATIONS

Great Gaddesden Parish Council

No objection, but notes that the proposed building would be in front of the existing building line.

CONSIDERATIONS - The design of the garage in brick with a pitched roof is generally compatible with the existing house. However, despite the presence of a high hedge on the front boundary, the garage will be clearly seen from the road, constituting an intrusion to the street scene. Moreover, it may establish a damaging precedent for other proposals in West Dene which are not as well screened as this under consideration. Additionally, the plans show only 4.6 m from the garage doors to the front boundary of the site which gives insufficient room to stand a car.

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

1. The location of the garage is such that there is insufficient room to stand a vehicle within the curtilage clear of the garage doors thus having an adverse effect on general amenities and presenting a hazard to pedestrian and vehicular traffic on the highway.
2. The proposed garage would represent an undesirable intrusion to the appearances of the street scene and would set a damaging precedent for other similar proposals in the locality.

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