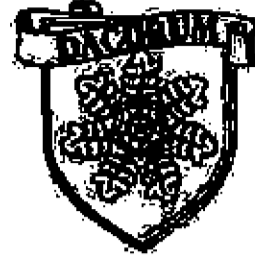


TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr D Meritt
14 George Street
Markyate

William R Ellis
11 York Way
Welwyn
Herts AL6 9LB

..... Conversion of house to two flats and single storey ...
..... rear extension
at 14 George Street, Markyate

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 25.8.88 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 increased use of the access which is substandard in width and visibility is likely to give rise to conditions prejudicial to highway safety.
2. There is inadequate provision for vehicle parking and turning facilities within the site to meet standards adopted by the local planning authority.

Dated 23rd day of February 19 89

Signed..... *W. R. Ellis*

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.

4. Concern over loss of light.

CONSIDERATIONS - There is no objection in principle to the proposal as it involves the conversion of an existing house into two smaller dwellings. However this has to be weighed against the environmental guidelines given in Policies 18, 19 and 66 of the District Plan. At least three car parking spaces are required for the scheme, and these have been shown. However these are sub-standard in width- only 6.8 m has been afforded for three spaces whereas a minimum of 7.2 m is required. The turning area of 6 m x 6.4 m is also sub-standard, not reaching the requisite dimensions of Table E to "Residential Roads in Hertfordshire". Visibility from the arched accessway on to the road is very poor, and given its narrow width of 2.1 m, its increased use should not be encouraged. There can be no objection to the small rear extension, but the problems associated with parking, turning and access are such to warrant a refusal of permission.

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

1. The increased use of the access which is substandard in width and visibility is likely to give rise to conditions prejudicial to highway safety.
2. There is inadequate provision for vehicle parking and turning facilities within the site to meet standards adopted by the local planning authority.

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