

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr & Mrs D B Nowell-Withers
"Wood Ash"
Gatesdene Close
Little Gaddesden, Herts

Robert Merrick Partnership
3 George Street West
Luton
Beds LU1 28J

Single and two storey side extension
.....
.....
at "Wood Ash" Gatesdene Close, Little Gaddesden.
.....
.....

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 9 December 1988 and received with sufficient particulars on 13 December 1988 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 site is within a rural area beyond the Green Belt and in the Chilterns Area of Outstanding Natural Beauty on the adopted Dacorum District Plan. In such areas it is the policy of the local planning authority that permission will only be given for use of land, the construction of new buildings change of use of existing buildings for agriculture or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The local planning authority also seeks to preserve the appearance of the area, encourage agriculture and preserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. No specific need has been proven for this development, which by reason of its mass and bulk, is unacceptable in the terms of these policies.
2. The proposed development, by reason of the balcony on the south-west elevation will have a detrimental effect on the amenities and privacy at present enjoyed by the occupants of the adjacent dwelling.

Dated Twenty-third day of February 1989

Signed *Wm Bamford*

Chief Planning Officer

SEE NOTES OVERLEAF

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.