

Dacorum Borough Council
Planning and Regeneration
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DECISION NOTICE

Application (full) for planning permission.

Town and Country Planning Act 1990

Reference:	20/01126/FUL
Proposal:	Construction of a detached bungalow with associated parking & landscaping, and the securing of the adjacent land outlined in blue an open space.
Address:	Land At Laurel Bank Hemel Hempstead Hertfordshire HP3 0NX

Your application received 12th May 2020 and registered on 12th May 2020 has been **REFUSED** for the reasons set out overleaf.

Assistant Director
Planning, Development and Regeneration
Dacorum Borough Council

Reason(s) for Refusal:

0. The site is located within a residential area characterised by large modern detached dwellings, finished in similar materials, set a similar distance back from the road with relatively open frontages. Overall, the area has a spacious, residential and relatively open character and appearance. The proposal would appear as a cramped overdevelopment and conflict with prevailing pattern of development eroding the open spacious quality of the area and failing to integrate with the existing streetscape character. It would conflict with the design expectations of Policies CS 11 and CS12 of the Dacorum Core Strategy (2013), including criteria (a) of Policy CS11 and criteria (c), (g) (i) and (iii) of Policy CS12.

Informatives:

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

This application was supported by the following documents:

5377 22a (Site Location Plan)
5377 21a (Proposed Elevations)

Notes:

Appeal to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Before making any appeal you should first consider re-engaging with the local planning authority to discuss whether any changes to the proposal would make it more acceptable and likely to gain planning permission. A revised planning application could then be submitted.

Applicants should give consideration to the merits of the case, and whether there are strong grounds to contest the conditions or reasons for refusal of planning permission before submitting an appeal. Parties who pursue an appeal unreasonably without sound grounds for appeal may have an award of costs made against them.

Most planning appeals must be received within six months of the date on the decision notice. Where the appeal relates to an application for householder planning consent, and is to be determined via the fast track Householder Appeals Service, there are only 12 weeks to make the appeal. Appeals related to shop fronts must also be submitted within 12 weeks. Advertisement consent appeals must be submitted within 8 weeks. If an appeal on an application for planning permission is linked to enforcement action, there are only 28 days to make the appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on telephone: 0303 444 5000.

Compensation

In certain circumstances, compensation may be claimed for the Borough Council if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of an application to him. These circumstances are set out in Parts VI and VIII and related provisions of the Town and Country Planning Act 1990 and Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission/consent to develop land, or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, by the carrying out of any development or works that have been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter I of the Town and Country Planning Act 1990 and Part I, Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.