NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 2015

DECISION NOTICE

Correspondence Address:
Mr Mark Houghton
16 Spring Road
Letchworth Garden City
SG6 3SQ
United Kingdom

Applicant:
Mr P Oram

PARTICULARS OF DEVELOPMENT

Application:	18/01299/FP
Proposal:	Erection of two storey three-bedroom house adjoining 88 Maddles with associated works. Two storey rear extension to 88 Maddles.
Location:	88 Maddles, Letchworth Garden City, Hertfordshire, SG6 2RL
Refused Nos:	PL.001 PL.002 PL.003 PL.004A PL.005 PL.006 PL.007 PL.008A PL.009A

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 14 May 2018.

1. By reason of its occupation of the full width of the plot, staggered design on an existing terrace, the introduction of a side entrance door and the provsion of dominating front garden parking spaces , the proposal would occasion an undesirable subdivision of the existing curtilage of number 88 Maddles such that would result in an unacceptably cramped and visually discordant form of development as viewed from the street and adjacent properties. Moreover, the proposal would permanently deny the donor property the ability to provide any car parking within its curtilage. This would harm the character, appearance and openness of this planned estate and give rise to development which is

inappropriate in its context and fails to take the opportunities available for improving the character and quality of the area and the way it functions. This would amount to poor design and be contrary to the provisions of Section 12 of the National Planning Policy Framework. If implemented and repeated, such development would further erode the essential character and planned appearance of the area contrary to the aims of Policy 57 of the North Hertfordshire District Local Plan No. 2 with Alterations 1996.

Proactive Statement:

. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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Signed:



Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Simon Ellis
Development & Conservation Manager
Date: 25 July 2018

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NOTES

1 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.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission 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 which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.