THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990: SECTION 70
REFUSAL OF PERMISSION TO DEVELOP LAND

To : PFG Design Ltd
165 High Street
Rickmansworth
Herts WD3 1AY

On behalf of Henry Homes Plc

Site : **63 Nightingale Road Rickmansworth Hertfordshire**

Proposed Development : Demolition of existing detached dwelling and erection of four detached dwellings with access road at land at 63 Nightingale Road, Rear Of 61 and 65 Nightingale Road

Ref No : 08/1089/FUL

Date Received Valid: 2 June 2008

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **REFUSES planning permission, for** the development proposed by you in your application as set out above and shown on plan numbers: **20007/82/200, 20007/82/201, 20007/82/202, 20007/82/203B, 20007/82/204B, 20007/82/205A, 20007/82/206** accompanying the application.

Permission is refused for the following reason(s):-

1 The proposed development results in a backland development layout that would adversely impact on the established historic layout of this part of the Conservation Area and would fail to preserve or enhance the character and appearance of the Conservation Area failing to meet the requirements of Policy C1 of the Three Rivers Local Plan 1996 - 2011.

2 The proposed development results in a form of backland development that fails to meet the requirements of Policies H14, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011 in that it fails to protect the character and residential amenity of the existing residential properties and new residential occupiers, by reason of invasion of privacy and results in a form of development unable to maintain the particular character of the area in the vicinity of the site in terms of its layout.

3 The proposed development would result in pressure to fell existing trees which make a significant contribution to the character and appearance of the Conservation Area. The loss of these trees together with the planned removal of a large number of trees would result in an adverse impact to the character and appearance of the Conservation Area and fails to meet the requirements of Policies C1 and N15 of the Three Rivers Local Plan 1996 – 2011.

Dated: 18 July 2008

Signed .....
Geof Muggeridge, Chief Development Control Officer
For Director of Communities and Environmental Services
On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

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