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

To : Mr Andrew MacDougall
Consensus Planning
Unit 1 Verulam House
224 London Road
St Albans
Herts
AL1 1JB
UK

On behalf of Kebbell Country Homes

Site : **Applegarth Parrotts Close Croxley Green**

Proposed Development : Demolition of existing dwelling and garage and erection of three detached two storey dwellings and three detached garages with associated parking, landscaping and amenity provision

Ref No : 09/0193/FUL

Date Received Valid: 17 February 2009

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: **FD08-650-55 C, FD08-620-52 A, FD08-620-600 A, FD08-620-601 A, FD08-620-605 B, FD08-620-606 C, FD08-620-607 A, FD08-620-608 B, FD08-620-306 A, FD08-620-305 A, FD08-620-302 A, FD08-620-301 A, FD08-620-300 A, FD08-620-256 B, FD08-620-255 B, FD08-620-252 B, FD08-620-251 B, FD08-620-250 B, FD08-620-206 B, FD08-620-205 B, FD08-620-202 B, FD08-620-201 B, FD08-620-200 B, FD08-620-108 A, FD08-620-107 A, FD08-620-106 A, FD08-620-105 A, FD08-620-101 A, FD08-620-100 A, FD08-620-50 A, FD08-620-51 A, FD08-620-701 A, FD08-620-700 A, FD08-620-53 B,** accompanying the application.

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

1 The proposed development fails to comply with saved Policies C1, GEN3 and H14 of the Three Rivers Local Plan 1996 - 2011 which seek to protect the character and residential amenity of existing areas of housing with long or extensive gardens from "backland" or infill development which the Council consider to be inappropriate. The proposal would result in over development of the site which would result in a layout unable to maintain the particular character of the area in terms of the plot size, height and siting which fails to preserve or enhance the character and appearance of the Conservation Area and would have a detrimental impact on the street scene.

Dated: 31 March 2009

Signed .....
Geof Muggeridge, Development Manager
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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