

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

To : Mr Zinzan Brooke
Valentine
Studio 18
5 High Street
Maidenhead
Berks
SL6 1JA

Site : **331 Uxbridge Road Mill End Rickmansworth**

Proposed Development : Demolition of existing buildings and erection of eight residential units (4 x 2 bed and 4 x 3 bed) in 1 x 3 storey block and 1 x 4 storey block with undercroft parking / open courtyard, dormer windows and rooflights with associated access and landscaping, with Uxbridge Road facade to be rebuilt to match existing in style and detail

Ref No : 09/0253/FUL

Date Received Valid: 17 March 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: **08-019-010 A, 08-019-011 A, 08-019-012 A, 08-019-013 A, 08-019-014 A**, accompanying the application.

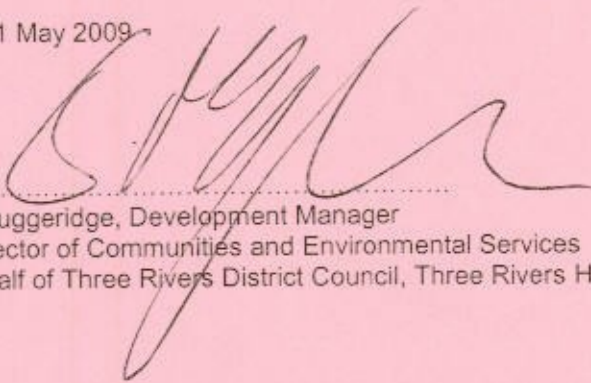
Permission is refused for the following reason(s):-

- 1 The proposed development by virtue of its height, bulk, scale, layout and design would result in overdevelopment of the site, comprising a form of development which would be obtrusive, incongruous and prominent within the streetscene, to the detriment of the character and appearance of the surrounding area and visual amenities of the locality. As such the proposal is contrary to Policies H14, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
- 2 The proposed development by virtue of its bulk, scale and siting adjacent to neighbouring windows would be overbearing and would have an unacceptable detrimental impact on the residential amenities of the occupiers of 333A Uxbridge Road. As such the proposal fails to comply with Policies H14, GEN1, GEN3 and Appendices 1 and 2 of the Three Rivers Local Plan 1996-2011.
- 3 The proposal is an unsustainable form of development which would be unattractive for future occupiers by reason of lack of amenity space, poor relationship between the proposed two buildings, lack of sunlight and daylight, poor outlook and poor energy efficient building layout. This would result in sub-standard living conditions for future occupiers of the development and fails to meet the requirements of Policies GEN1, GEN3, D3, L10 and Appendices 1 and 2 of the Three Rivers Local Plan 1996 – 2011.
- 4 The submitted Flood Risk Assessment does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25) and as such does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. The proposal is therefore contrary to Policy N5 of the Three Rivers Local Plan 1996-2011.
- 5 The proposed development involves building within 8m of the top of the riverbank of the River Colne Mill Stream which does not provide an adequate buffer zone to the watercourse. This would restrict essential maintenance and emergency access to the watercourse, result in a lost opportunity to reduce flood risk and have a detrimental impact on wildlife, contrary to Policies N1, N3, N4 and N5 of the Three Rivers Local Plan 1996-2011.

- 6 The proposed development would result in a significant increase in demand for education, library, youth and childcare facilities, and sustainable transport provision in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policies GEN1, GEN 8, T7 and Appendix 1 of the Three Rivers Local Plan 1996 - 2011.
- 7 It has not been demonstrated how appropriate waste recovery and recycling facilities and arrangements would be provided to serve the proposed development in terms of storage and collection. The proposal therefore fails to meet the requirements of Policies N10, GEN1 and Appendix 1 of the Three Rivers Local Plan 1996-2011.
- 8 It has not been demonstrated that any sustainable / renewable energy measures would be incorporated into the scheme, resulting in an unsustainable development contrary to Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996-2011, Policy ENG1 of the East of England Plan and SPD – Sustainable Communities.
- 9 It has not been demonstrated that crime prevention measures have been considered in the design proposal and how the design reflects the attributes of safe, sustainable places set out in 'Safer Places' - the Planning System and Crime Prevention' as indicated in the Department Communities and Local Government (CLG) circular 1/06 paragraph 87. The proposal fails to comply with Policy D8 of the Three Rivers Local Plan 1996-2011.

Dated: 1 May 2009

Signed


Geof Mugeridge, Development Manager
For Director of Communities and Environmental Services
On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL