

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

To : Mr Mark Shephard
Masma Limited
The Cottage
Homefield Road
Chorleywood
Hertfordshire
WD3 5QJ

Site : **The Cottage Homefield Road Chorleywood**

Proposed Development : Erection of two pairs of semi-detached dwellings (4 houses) with garages and associated landscaping, parking and a new vehicular access onto Orchard Drive

Ref No : 09/0390/FUL

Date Received Valid: 23 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: **2006/64/001, 2006/64/002, 2006/64/003C**, accompanying the application.

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

- 1 The proposed development results in the overdevelopment of the site with a cramped and poor layout, which does not maintain the character of the area in terms of plot size and depth, height and a regularity in alignment of the plots which is not characteristic of the locality. As such the proposal would result in the visual character and appearance of the conservation area and locality in general being significantly harmed with a detrimental impact on the street scene. This is exacerbated by the removal of part of an ancient hedgerow to facilitate the scheme. The proposal would be contrary to policies H14, C1, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
- 2 The proposed development would, by reason of the siting, bulk and massing of the dwellings, result in an intrusive and prominent form of development to the detriment of the character and appearance of the street scene and the conservation area, contrary to policies H14 and C1 of the Three Rivers Local Plan 1996-2011.

Dated: 28 April 2009

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