

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

To : Mr Keith Everitt
The Tooley _ Foster Partnership
116 Warwick House
Palmerston Road
Buckhurst Hill
Essex IG9 5LQ

On behalf of
Hightown Praetorian And
Churches Housing Association

Site : **Morningside 8 Uxbridge Road Rickmansworth**

Proposed Development : Demolition of existing sheltered housing scheme of 27 units and redevelopment of the site with the erection of a part two and three storey building containing 15 two bed flats and 4 one bed flats with associated car parking and landscaping

Ref No : 09/1012/FUL

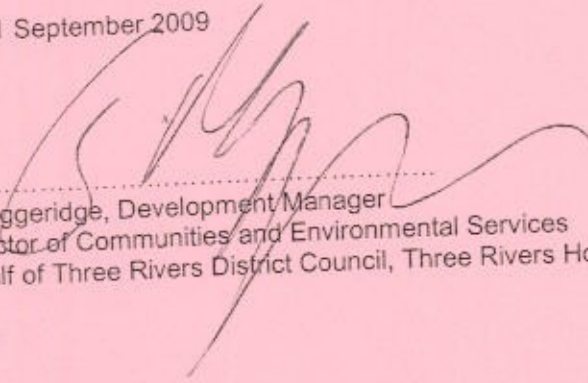
Date Received Valid: 6 July 2009

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: **1149/1, 4519/SK/14, 4519/SK/15, 4519 SK 13, 4519 SK 05, 4519 SK 03 G, 4519 SK 04 F, TRDC 001, 4519/SK/08, 4519/SK/06/A, 4519/SK/07/A** accompanying the application.

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

- 1 The proposed development by reason of its mass, scale, inappropriate design and prominent siting would be an overbearing and visually obtrusive form of development that would be harmful to the character and appearance of the streetscene and general locality and would adversely affect the setting of the Nightingale Road and Rickmansworth Town Centre Conservation Areas, contrary to Policies GEN3 and C2 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011 (Adopted 2001).
- 2 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, GEN8, L10, T7 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011.
- 3 The proposed development fails to meet the requirements of PPS3 Housing and Policies H5, H6 and GEN8 of the Three Rivers Local Plan 1996 – 2011 in that it has not been demonstrated that affordable housing is to be provided and remain indefinitely available for those in housing need.

Dated: 21 September 2009

Signed 
Geoff 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