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

To : Brian Barber Associates
Mr J Holmes
154 High Street
Berkhamsted
Herts
HP4 3AT

On behalf of Valentine Homes Hornhill LLP

Site : **81/81A Hornhill Road Maple Cross Hertfordshire**

Proposed Development : Demolition of existing buildings and erection of six dwellings with garages, parking and access road

Ref No : 08/0134/FUL

Date Received Valid: 7 February 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: **OSE, 2583/1 Rev D, 2583/2 Rev C, 2583/4 Rev C, 2583/5 Rev B, 2583/6 Rev B** accompanying the application.

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

1 The proposal constitutes an inappropriate design, being a cramped form of backland development that would result in an unacceptable amount of overlooking and loss of privacy to adjoining occupiers with inadequate provision of garden space for future occupants contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

Dated: 25 March 2008

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

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