

HHR

AYLESBURY VALE DISTRICT COUNCIL

Town and Country Planning Act 1990

The Town and Country Planning (General Development Orders)

09/02402/APP

Mr David Rowe
DR DESIGN
4 Little Mollards
Wingrave
AYLESBURY HP22 4QN

Mr David Norman
65 Langdon Avenue
AYLESBURY
Buckinghamshire
HP21 9UW

Subsequent to your application that was valid on the **15th December 2009** and in pursuance of their powers under the above mentioned Act and Orders, the Aylesbury Vale District Council as Local Planning Authority **HEREBY REFUSE PERMISSION FOR:**

Two storey side and rear extension and front porch with attached single storey garage

AT:

65 Langdon Avenue Aylesbury HP21 9UW

The reasons for refusing your application are:

- 1) The proposed garage would, by reason of its siting, design and appearance, appear as a large and dominant feature which would fail to respect the character and appearance of the original dwelling. The garage would be unduly prominent within the street scene and area in general and would undermine the open character of the area and contrary to advice contained in Design Guide: "Residential Extensions" and policies GP9 and GP35 of the Aylesbury Vale District Local Plan.
- 2) The proposed garage would, by reason of its siting, size and proximity to the south-west boundary would appear as a large and dominant feature from the rear windows and garden of No. 68, dominating their outlook thereby reducing their amenities to a level below which they could reasonably expect to enjoy, contrary to policy GP8 of the Aylesbury Vale District Local Plan.

Your attention is drawn to the notes on the back of this form.



**For and on behalf of the District Council
9th February 2010**