



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

BRIAN B SMITH
OLD SUB STATION
SARACENS HEAD YARD
HOLYWELL HILL
ST ALBANS
AL1 1E2

MR W J HUGHES
HIGH RIDGES
SHOTHANGER WAY
BOVINGDON HEMEL HEMPSTEAD
HERTFORDSHIRE
HP3 0DW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00056/99/FHA

HIGH RIDGES, SHOTHANGER WAY, BOVINGDON, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP3 0DW
RETENTION OF GARAGE AND ERECTION OF SINGLE GARAGE

Your application for full planning permission (householder) dated 11 January 1999 and received on 13 January 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 22 April 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00056/99/FHA

Date of Decision: 22 April 1999

1. The application site is located in the Metropolitan Green Belt wherein there is strict control over new development. Policy 20 of the Dacorum Borough Local Plan does allow for extensions to existing residential properties subject to certain criteria. This property has already been substantially enlarged including the provision of additional garage accommodation. The proposed development would result in a disproportionate addition over the size of the original property, thereby constituting inappropriate development in the Green Belt. The proposal is thus contrary to Policy 20 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 2 Green Belts.