



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0057/91

J E T Newman  
16 Hempstead Lane  
Potten End  
Herts


Chouler Sandiford & Partners  
51 Hempstead Lane  
Potten End  
Berkhamsted  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
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16 Hempstead Lane, Potten End

DETACHED DWELLING (OUTLINE)

Your application for *outline planning permission* dated 27.12.1990 and received on 16.01.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).



Director of Planning

Date of Decision: 14.03.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0057/91

Date of Decision: 14.03.1991



1. Potten End lies within the Metropolitan Green Belt and is a village to which Policies 4 and 5 of the Dacorum District Plan apply. These policies provide that new development will only be permitted for the needs of agriculture, forestry or the local needs of the area. No such need has been proven and the development is contrary to these policies.
2. The application site is restricted in size and is dominated by a large boundary hedge and two oak trees, which make a significant contribution to the semi-rural character of Hempstead Lane. The proposed dwelling will appear unduly cramped, between the existing house and the trees, detracting from the pleasant character of the junction of Hempstead Lane and Little Heath Lane.

Furthermore, insufficient information has been submitted to satisfy the local planning authority that a dwelling can be constructed, with associated hardstandings, services and construction access, without causing damage to the trees and the boundary hedge. The proximity of the proposed house to the trees will result in the house being dominated and overshadowed by the trees and this is likely to result in future pressure for pruning or felling.