



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TEMPIETTO LTD
26 LOWER KINGS ROAD
BERKHAMSTED
HERTS
HP4 2AB

PREMIERE PROPERTY INVESTMENTS LTD
PO BOX 312
HEMEL HEMPSTEAD
HERTS
HP2 7GB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00067/99/FUL

DEER LEAP GARAGE LTD, RINGSHALL, BERKHAMSTED, HERTFORDSHIRE,
HP4 1ND

DEMOLITION OF EXISTING GARAGE AND OUTBUILDINGS AND RESIDENTIAL
DEVELOPMENT COMPRISING 4NO 2 BEDROOM SEMI-DETACHED HOUSES,
2NO 3 BEDROOM SEMI-DETACHED HOUSES AND ASSOCIATED GARAGING,
GARDEN STORES AND PARKING

Your application for full planning permission dated 14 January 1998 and received on
15 January 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 17 June 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00067/99/FUL

Date of Decision: 17 June 1999

1. The site is located within the Rural Area Beyond the Green Belt in the adopted Dacorum Borough Local Plan and in the Dacorum Borough Local Plan 1991 – 2011 Deposit Draft. Within this area there is a presumption against built development save for the purposes of agriculture or other essential purposes appropriate to a rural area, small-scale facilities for outdoor sport and recreation or the conversion of existing buildings. The current proposal involves the erection of six dwellings. The proposal is therefore clearly contrary to the aims and objectives of Policy 5 of the adopted Dacorum Borough Local Plan and Policy 5 of the Dacorum Borough Local Plan 1991 – 2011 Deposit Draft and national advice contained in PPG7: The Countryside – Environmental Quality and Economic and Social Development. Whilst the previous history of the site is acknowledged insufficient evidence has been produced to justify the development of six houses as an exception to these well-established policies.

2. The site is located within the Chilterns Area of Outstanding Natural Beauty and the Ringshall Conservation Area. Within the Area of Outstanding Natural Beauty Policy 42 of the Hertfordshire Structure Plan Review 1991 – 2011, Policy 90 of the adopted Dacorum Borough Local Plan and Policy 96 of the Dacorum Borough Local Plan 1991 – 2011 Deposit Draft aim to conserve and sustain the beauty of the area as a prime consideration. Policy 110 of the Dacorum Borough Local Plan and Policy 116 of the Dacorum Borough Local Plan 1991 – 2011 Deposit Draft require development to preserve or enhance the character of designated Conservation Areas. Due to its form, scale and location the proposed development would result in the suburbanisation of the area thereby adversely affecting the visual quality and rural character of the Area of Outstanding Natural Beauty and the Conservation Area. Furthermore, the development would not be satisfactorily assimilated into the landscape. For the above reasons the proposal would be contrary both to the development plan policies referred to and to national advice contained in PPG7 and PPG15: Planning and the Historic Environment.